



12 HARTSIDE ROAD, KENDAL, CUMBRIA, LA9 5HS
£275,000

MILNE MOSER
SALES + LETTINGS

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PARKING

OVERVIEW

Positioned on a level corner plot, this detached true bungalow is a real find in Kendal. On a popular development with bus routes close by, the property has two bedrooms, a lovely dual aspect lounge and modern kitchen and bathroom. Gas centrally heated and UPVC double glazed, the property is neutrally decorated and available with no onward chain. The pretty lawned garden areas wrap around two sides of the bungalow and there is off road parking.

ACCOMMODATION

A gate from Hartside Road leads across the front garden to UPVC double glazed French doors and into a vestibule area. From here, there is open access to:

HALL

Doors lead to all accommodation and there is a ceiling light and a radiator.

LOUNGE

15' 3" x 11' 3" (4.64m x 3.42m) max

A lovely bright room with a UPVC double glazed bay window to the side and a further UPVC double glazed window to the front. A wood fire surround with marble inset and living flame gas fire provides a focal point and there is a ceiling light and radiator. Television and telephone points.





KITCHEN

14' 6" x 6' 11" (4.42m x 2.11m)

Two UPVC double glazed windows to the rear aspect and frosted UPVC double glazed external door. White base and all units with dark worktops, tiled splashbacks and a stainless steel sink with drainer. Gas hob with hood over, an electric oven and plumbing for both a washing machine and dishwasher which are included within the sale. Downlights to the ceiling, a heated chrome towel rail and access to a fully boarded loft complete with three electric lights and two double power points. Cupboard housing the Vaillant boiler.

BEDROOM

11' 10" x 9' 1" (3.61m x 2.76m)

Facing the front aspect, this good sized double bedroom has a radiator, ceiling light and both television and telephone points. UPVC double glazed window.

BEDROOM

8' 1" x 9' 1" (2.46m x 2.77m) plus door recess

UPVC double glazed window to the rear elevation. Radiator, ceiling light, television point and telephone point.

BATHROOM

6' 4" x 5' 4" (1.93m x 1.63m)

Frosted UPVC double glazed window to the rear aspect. Fitted with a white suite comprising bath with shower over, a pedestal wash hand basin and WC. Fully tiled, heated chrome towel rail, extractor and shaver point. Downlights to the ceiling.

EXTERNAL

Well maintained lawned garden areas are to the front and side of the property with gravelled paths and flagged seating areas. There is access all around the bungalow with borders at the rear and double gates lead to the driveway with ample parking.

External lights to front door and two rear corners, external electric socket and outside water tap.



DIRECTIONS

Leaving Kendal on Milnthorpe Road, A6, proceed through the traffic lights at the college and pass Romneys. Turn right onto Collin Road and then second left onto Hartside Road. The bungalow is the first property to the left hand side.
what3words///knots.belts.anyway

GENERAL INFORMATION

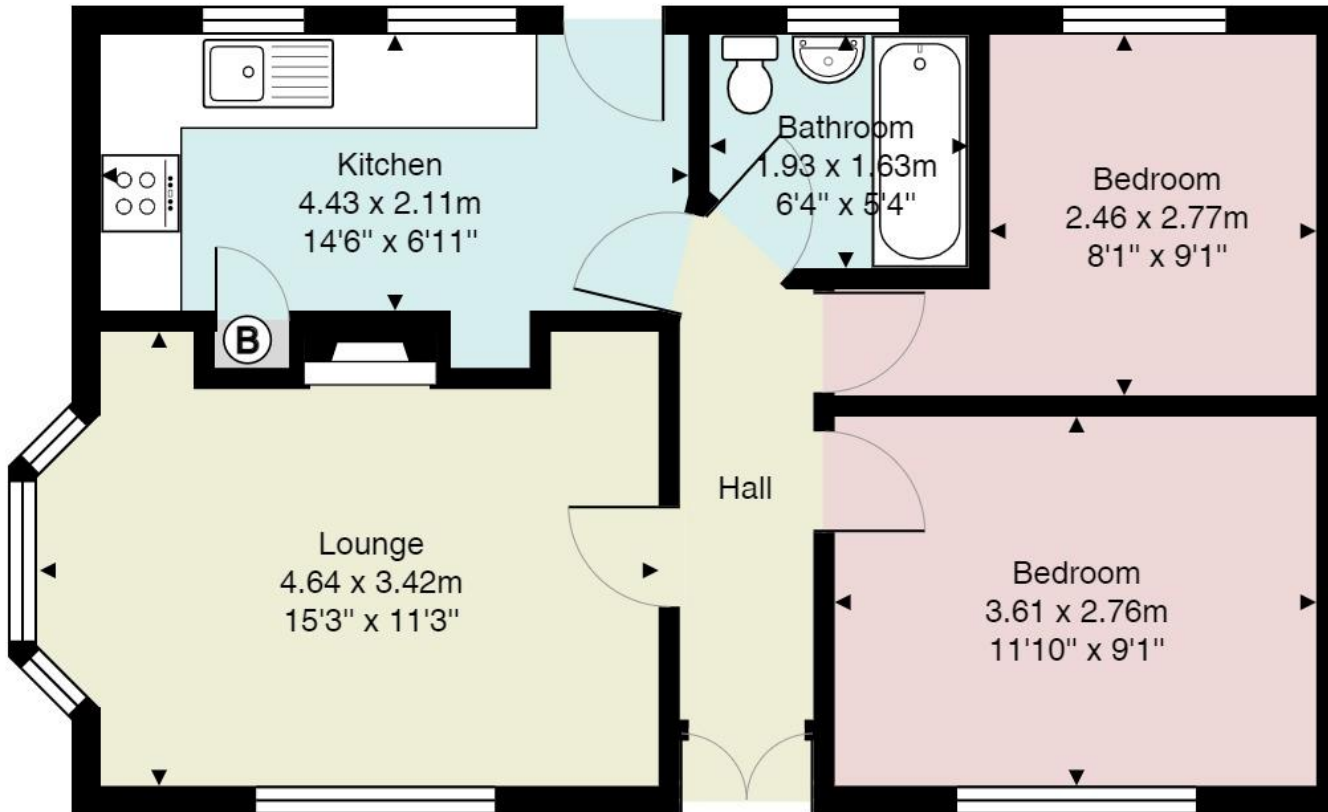
Mains Services: Water, Gas, Electric and Drainage

Tenure: Freehold

Council Tax Band: D

EPC Grading: D





This plan is for illustrative purposes only and should be used as such by any prospective purchasers. The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given. Measurements are approximate and for display purposes only





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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



ARRANGE A VIEWING

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