



29 WESTWOOD AVENUE, KENDAL, LA9 5BB
£315,000

MILNE MOSER
SALES + LETTINGS

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KENDAL
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GARAGE

OVERVIEW

Located to the head of a cul de sac with open green spaces and woodland at the rear, this two bedroom split level bungalow has lots of potential and a generous garden. The good sized L shape lounge diner has views over town and green space and there is a well fitted kitchen. Both bedrooms are doubles and there is a bathroom with a white suite. Garden areas extend to two sides of the property and are mainly lawned.

The property offers excellent potential to ingoing buyers as there is scope to modernise and personalise. Gas centrally heated and mostly UPVC double glazed.

ACCOMMODATION

A frosted UPVC double glazed door leads into:

ENTRANCE HALL

A light and bright hall with a frosted UPVC double glazed window, a radiator and ceiling light. Stairs lead up to the landing and there is a low level storage cupboard.

L SHAPE LOUNGE DINER

18' 9" x 21' 4" (5.71m x 2.71m) max

A good sized room with UPVC double glazed windows facing the side and rear aspect. A further feature circular/porthole window. The views to the side and rear are across green space towards trees and distant hills. The lounge has a wood and tiled fire surround with gas fire (non-working) and within the room are two radiators, two ceiling lights and a serving hatch to the kitchen.





KITCHEN

14' 2" x 8' 11" (4.32m x 2.71m)

A UPVC double glazed window faces the rear aspect overlooking the garden and green space. Fitted with green farmhouse style base and wall units with wood effect worktops and tiled splashbacks. White one and a half bowl sink with drainer, gas hob with hood over and an electric under counter double oven with grill. Integrated dishwasher, concealed boiler to a base cupboard, plumbing for a washing machine and space for a fridge freezer. There is a ceiling light and radiator.

LANDING

Leading to the bedrooms and bathroom, the landing has a large walk in cupboard plus an airing cupboard with shelving and hot water cylinder. Ceiling light.

The landing has access to the loft. There is a drop down ladder, two ceiling lights and boarding in the centre. The loft is a good size and over two levels as is the property and subject to consents may offer further potential.

BEDROOM

11' 1" x 11' 3" (3.37m x 3.42m)

UPVC double glazed window to the front elevation. Built-in double wardrobe with sliding doors, a radiator and ceiling light.

BEDROOM

11' 2" x 8' 10" (3.41m x 2.70m)

Also facing the front, the second bedroom has a ceiling light, radiator and double built-in wardrobe with sliding doors. UPVC double glazed window and a second frosted UPVC double glazed window to the side.



BATHROOM

8' 0" x 6' 5" (2.43m x 1.96m)

Frosted UPVC double glazed window to the side elevation. Fitted with a white suite comprising bath with shower over, a pedestal wash hand basin and WC. Heated towel rail/radiator, an extractor and a ceiling light. Shaver point and tiling to the walls.

SIDE PASSAGE

A UPVC double glazed door leads to the driveway and there is a frosted window to the rear. Ceiling light.

GARAGE

11' 5" x 18' 4" (3.49m x 5.58m)

Up and over door and a pedestrian door giving access to the rear garden. Power, light and water. UPVC double glazed window.

EXTERNAL

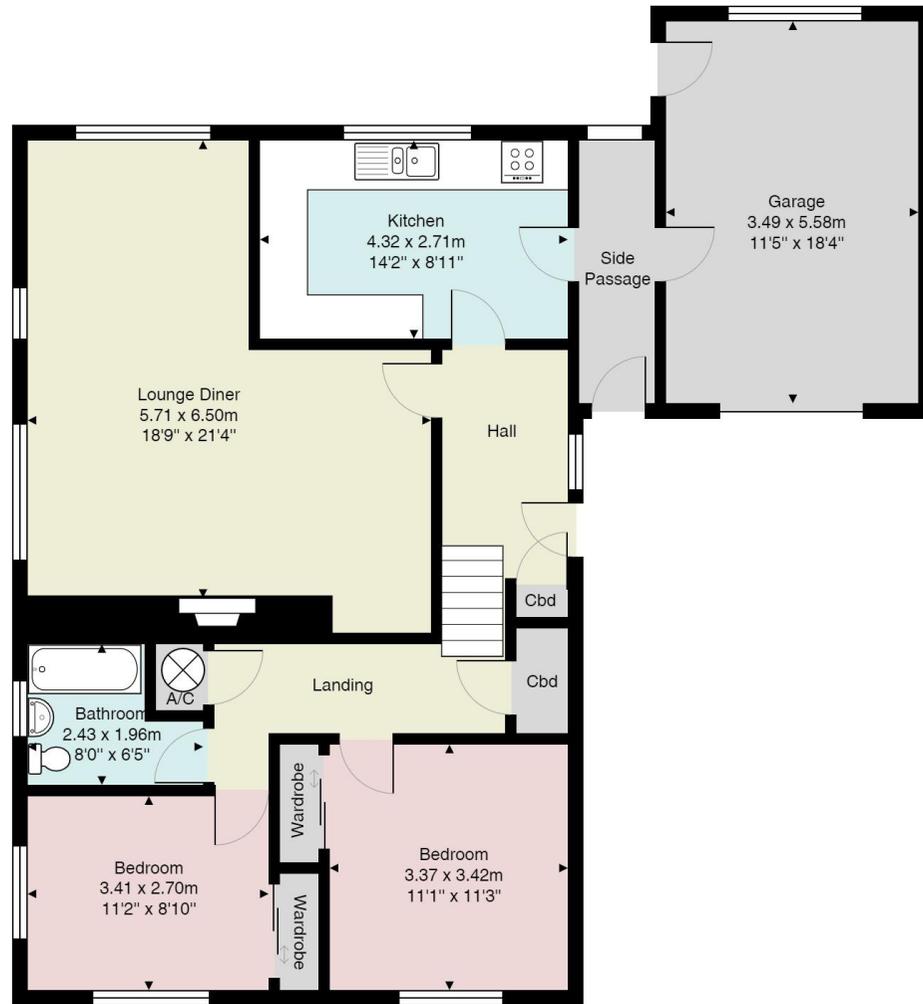
Lawned maintained garden areas extend to the front and rear of the property. The front garden has borders and long driveway leading to the garage. The rear garden is on a lower level with a patio wrapping around to the side of the property and steps leading down to the lawn. Bounded by evergreens, the rear garden also has a rockery planted with heathers and a dry stone wall boundary. The adjoining green space and woodland give the property a private feel.

DIRECTIONS

Leaving Kendal on A6, Milnthorpe Road, turn right prior to the college onto Vicarage Drive. Continue up the hill and as the road bends round to the right, turn left onto Westwood Avenue. Take the left hand cul de sac with the property located to the bottom right hand corner.

what3words///lawn.dull.apple





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





GENERAL INFORMATION

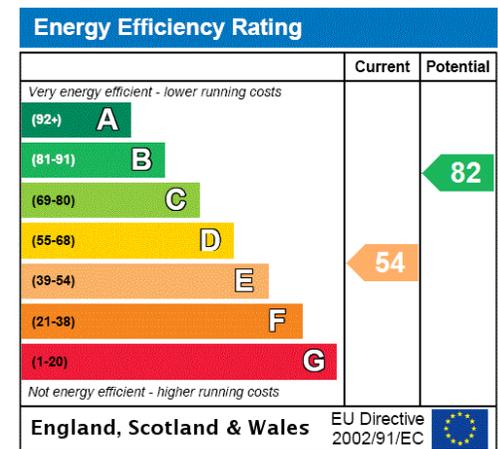
Services: Mains Water, Gas, Electric and Drainage. FTTC broadband available.

Tenure: Freehold

Council Tax Band: D

EPC Grading: E

To check Broadband and Mobile phone coverage, click on our Key Facts for Buyers report online if available or visit www.ofcom.org.uk/phones-telecoms-and-internet/coverage



ARRANGE A VIEWING

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