



2 HELMSIDE GARDENS, OXENHOLME, KENDAL, CUMBRIA, LA9 7HN
£270,000

MILNE MOSER
SALES + LETTINGS

2 HELMSIDE GARDENS
OXENHOLME
KENDAL
LA9 7HN



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PARKING

OVERVIEW

Well positioned for Oxenholme Mainline Station, countryside walks and local amenities, this well presented three bedroom semi-detached house has a welcoming feel and is an ideal family or first time buy. The accommodation is well laid out with the lounge, dining area and kitchen having a semi open plan feel - perfect for entertaining or family meals and on the first floor are three bedrooms plus a modern bathroom. A useful rear porch has been added and there is a good sized garden. There is off road parking at the front with potential to create an additional space at the side. There are views across town to the front and towards The Helm and open fields at the rear. Double glazed windows and modern electric heaters.

ACCOMMODATION

From Helmside Gardens, the well planted front garden and steps lead up to the glazed front door and into:

HALL

Wood laminate style flooring, a Rointe electric heater and a downlight. Stairs lead to the first floor.

LOUNGE

12' 5" x 13' 4" (3.78m x 4.06m) max

A UPVC double glazed window faces the front aspect. Tastefully decorated in modern tones, there is a wood fire surround with ornamental open grate, a ceiling light and Rointe electric heater. Under stairs cupboard with light, shelving and consumer unit.





DINING AREA

7' 0" x 9' 1" (2.15m x 2.76m)

The open archways between the lounge, dining area and kitchen allow light to flood in from front to back and give the ground floor a semi open plan feel. The dining area has glazed doors to the rear porch, a Rointe electric heater and a ceiling light. Wood style flooring and a feature papered wall.

KITCHEN

8' 3" x 9' 1" (2.51m x 2.76m)

Fitted with cream shaker style base and wall units, dark wood grain effect worktops, tiled splashbacks and a stainless steel one and half bowl sink with drainer. There is an electric hob with canopy above, an electric oven and integrated dishwasher. Plumbing for a washing machine and space for an upright fridge freezer. Downlights to the PVC clad ceiling and a UPVC double glazed window overlooking the rear garden and fields.

REAR PORCH

8' 6" x 3' 5" (2.58m x 1.04m)

Having an external door and double glazed windows. Electric wall heater, a ceiling light and base and wall cupboard with wood block worktop.

LANDING

A UPVC double glazed window faces the side aspect and there is a Rointe electric heater, downlights and a built in cupboard over the stairs. Access via a ladder to the loft which is boarded and has a light.

BEDROOM

8' 9" x 12' 1" (2.67m x 3.69m) including wardrobe

The UPVC double glazed box bay window has a lovely view over Kendal towards fells. There is an electric Rointe heater and downlights to the ceiling. Full wall length built in wardrobe with mirrored sliding door and cubby storage shelves.

BEDROOM

9' 1" x 10' 6" (2.77m x 3.21m)

The second double bedroom is at the rear and has a view over the garden towards The Helm and fields. Downlights, a Rointe electric heater and a UPVC double glazed window.



BEDROOM

6' 6" x 8' 11" (1.99m x 2.73m) max

Also having the view over Kendal, the third bedroom has a UPVC double glazed window, electric panel heater and downlights. Storage has been cleverly created over the stairs with bookshelves and a built in deep wardrobe.

BATHROOM

6' 2" x 5' 6" (1.89m x 1.67m)

A frosted UPVC double glazed window to the rear elevation. Fitted with a modern suite comprising bath with shower above, a pedestal wash hand basin and WC. There is tiling to the walls, a PVC clad ceiling, downlights and an electric heater. Extractor.

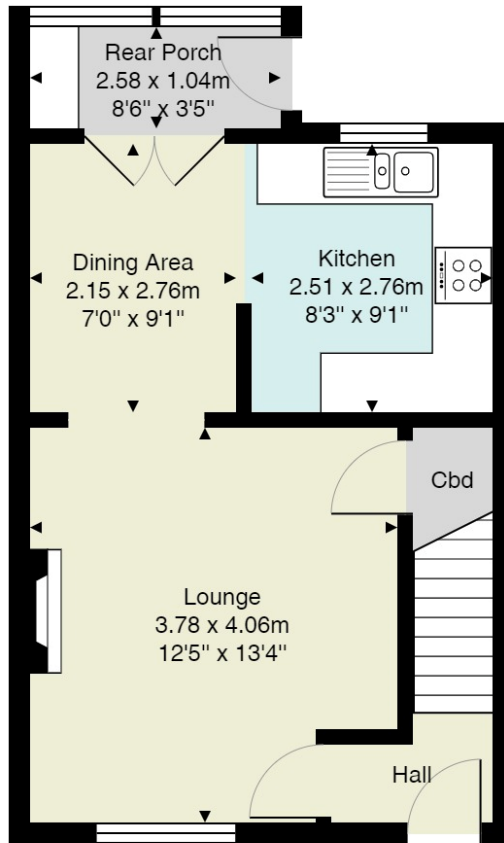
EXTERNAL

The front garden has been planted with evergreens which provide privacy and year round interest. There are steps to the front door and a sloped driveway at the side. A gate leads to the rear. There may be potential to create an additional parking space at the side or, subject to planning, extend. The gently sloping rear garden backs onto an open field and is enclosed by fencing. Lawn, flower bed, shrubs and a good sized shed with power and light. External tap.

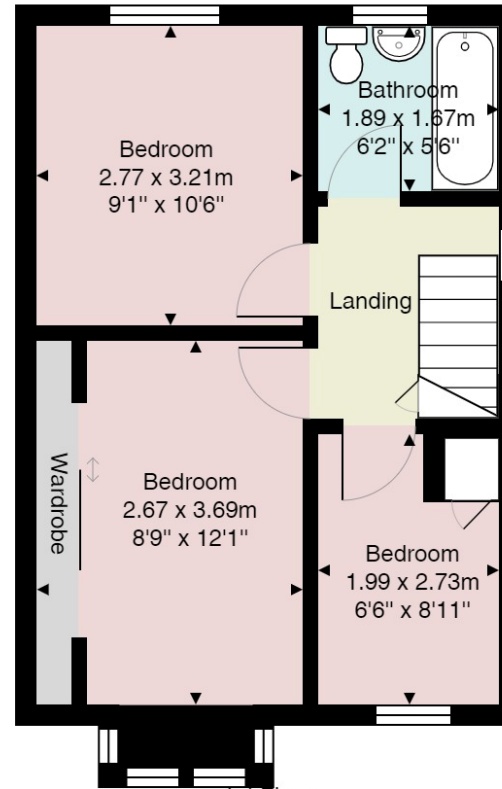
DIRECTIONS

Leaving Kendal on A65, Burton Road, pass the Leisure Centre and then take the second left at the traffic lights towards Oxenholme Station. Continue straight on at the next traffic lights and two roundabouts. Follow Oxenholme Road up and round past the station, then turn sharp right onto Helmside Road. Helmside Gardens is the first turning to the left with the property being directly in front of you as you enter the cul de sac.
what3words.com/grand.snows.field





Ground Floor



1st Floor

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

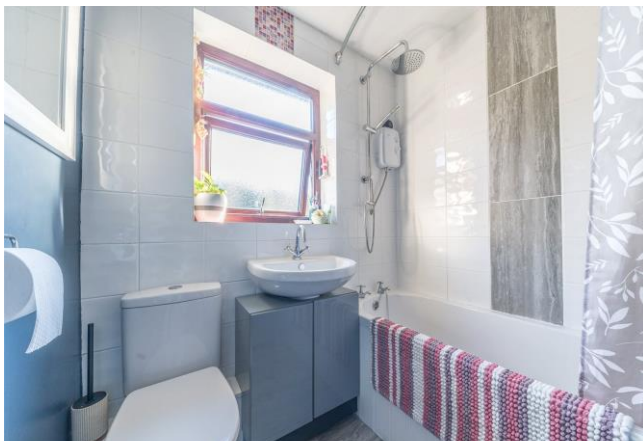
Services: Mains Water and Electric

Tenure: Freehold. Please note there is a restrictive covenant not to park any caravan, house on wheels, commercial vehicle or boat on the property and a fence or building may not be erected in front of the building line of the property. Rights of way to enter/access for repair of services. The property currently qualifies for a Visitors Parking Permit for Helmside Road.

Council Tax Band: B

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	86
(69-80)	C	
(55-68)	D	
(39-54)	E	40
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



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