



59 BURTON ROAD, KENDAL, CUMBRIA, LA9 7HZ
£350,000

MILNE MOSER
SALES + LETTINGS

59 BURTON ROAD
KENDAL
CUMBRIA
LA9 7HZ



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WORKSHOP/GARAGE
& PARKING

OVERVIEW

Within walking distance of schools, shops, leisure centre, hospital and doctors, this three bedroom semi-detached house is an ideal family home and has been extended at the rear. The well balanced accommodation has a pretty bay windowed lounge plus a second family room making it ideal for two generations to relax. The kitchen diner has been extended and has a contemporary stylish finish. On the first floor are three double bedrooms, a modern Jack and Jill shower room plus a house bathroom. The rear garden is low maintenance with space for socialising with an outdoor kitchen area. Completing the picture is a generous workshop/garage and off road parking at the front.

ACCOMMODATION

From the driveway, steps lead up to the composite front door and into:

HALL

Attractive period doors lead to the two reception rooms and kitchen diner. There is a UPVC double glazed window at the side and a built in coat cupboard under the stairs. Ceiling light and a radiator.

LOUNGE

15' 3" x 13' 3" (4.64m x 4.04m) into bay

UPVC double glazed bay window facing onto Burton Road. The chimney breast has an exposed brick recess for an electric fire and there is a ceiling light and radiator.





DINING/FAMILY ROOM

11' 11" x 12' 7" (3.62m x 3.83m)

A versatile room, perfect as a second TV or as a formal dining room. Sliding double glazed patio doors lead to the garden and deck and there is a ceiling light and radiator. Recess for an electric fire and a stone hearth.

KITCHEN DINER

9' 3" x 22' 10" (2.83m x 6.95m)

An impressive room with UPVC double glazed windows to two sides and a UPVC double glazed external door. The kitchen area is fitted with sleek grey base and wall units, quartz worktops and glass upstand/splashbacks. There is a stainless steel one and a half bowl sink with drainer, an integrated dishwasher and space for a fridge freezer. Five burner gas range cooker with four ovens/grill plus a griddle plate and hood above. There are downlights to the ceiling, cafe lighting above the breakfast bar and a radiator.

LANDING

A UPVC double glazed window faces the side aspect and there are period style doors and attractive banister and spindles on the stairs. Two ceiling lights and access to the loft.

BEDROOM

15' 4" x 13' 5" (4.68m x 4.08m) into bay

Having a view over rooftops towards The Helm, this good sized double bedroom has a UPVC double glazed bay window, a ceiling light and radiator. A door leads to the Jack and Jill shower room.

BEDROOM

12' 0" x 12' 8" (3.65m x 3.85m)

UPVC double glazed window to the rear aspect with outlook over gardens towards Scout Scar. Radiator and a ceiling light.

BEDROOM

9' 5" x 14' 5" (2.88m x 4.39m)

The third double bedroom is within the extension and has a radiator and ceiling light. Two UPVC double glazed windows.

BATHROOM

6' 4" x 8' 2" (1.94m x 2.49m) max

Two frosted UPVC double glazed windows. Fitted with a bath with mixer shower above and a folding screen, a pedestal wash hand basin and WC. Chrome heated towel rail, two ceiling light, an extractor and tiling above the bath and the basin.



SHOWER ROOM

5' 4" x 7' 8" (1.64m x 2.33m)

A stylish modern shower room with a double cubicle fitted with easy care aqua board panelling, a vanity hand basin with cupboards beneath and a WC. Modern heated towel rail, an illuminated mirrored cabinet, extractor and downlights. Frosted UPVC double glazed window and doors to the bedroom and landing.

EXTERNAL

To the front of the property is a double parking area with driveway to the side leading to the workshop/garage. Raised beds planted with shrubs. The rear garden is enclosed and has artificial grass, raised beds and a deck close to the house. Brick built barbecue and an outdoor sink. External socket and tap.

WORKSHOP/GARAGE

10' 8" / 7' 7" x 26' 8" / 19' 9" (3.25m / 2.31m x 8.12m / 6.02m)

An L shaped space with wooden doors at the front and a pedestrian door to the garden. Power and light and plumbing for a washing machine. UPVC double glazed window.

DIRECTIONS

Leaving Kendal on A65, Burton Road, proceed past the leisure centre and straight through at the traffic lights at Heron Hill. The property is located to the right hand side just a short distance through the lights between the two entrances to Helme Drive.
what3words///atom.truth.serves





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

Tenure: Freehold

Council Tax Band: D

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		
(69-80) C		80
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



ARRANGE A VIEWING

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