



71B, BELLINGHAM ROAD, KENDAL, CUMBRIA, LA9 5JY
£315,000

MILNE MOSER
SALES + LETTINGS

71B, BELLINGHAM ROAD
KENDAL
CUMBRIA
LA9 5JY



2



1



1



GARAGE &
PARKING

OVERVIEW

Located in a cul de sac just off Bellingham Road, this semi-detached bungalow is perfect for buyers looking for a one level property with an easily managed garden. There is a lounge diner with large picture window, a kitchen, good sized double bedroom and a second bedroom with access to the garden. A modern wetroom has been installed and the property is gas centrally heated and has UPVC double glazing. The rear garden is enclosed and there is off road parking to both the front and side and a garage. The area is popular with a range of buyers and is well served by bus routes and has good road links to the by-pass, M6 motorway and wider Lake District. Riverside walks are close by.

ACCOMMODATION

From the front parking area, a frosted UPVC double glazed window leads into:

HALL

A useful cupboard provides space for coats and houses the Ideal boiler. Radiator and a ceiling light. Laminate wood flooring runs through into the lounge diner.

LOUNGE DINER

11' 4" x 16' 1" (3.46m x 4.90m)

A large UPVC double glazed picture window faces the front aspect. The bottom panes are frosted for privacy. A nice sized well decorated room with space for both lounge and dining suites. Ceiling light and a pale marble style fire surround with living flame gas fire.





INNER HALLWAY

Ceiling light. Access to the boarded loft via ladder. The loft is boarded and has power.

KITCHEN

8' 3" x 9' 9" (2.51m x 2.98m)

A UPVC double glazed window faces the side aspect and there is a frosted UPVC double glazed external door. Fitted with oak style base and wall units, with speckled worktops, tiled splashbacks and a stainless steel sink with drainer. There is space for a gas cooker, plumbing for a dishwasher and space for an undercounter fridge. There is a cooker hood, breakfast bar, radiator and a ceiling light.

BEDROOM

11' 4" x 12' 4" (3.46m x 3.76m)

A good sized double bedroom with a UPVC double glazed window overlooking the rear garden. Built-in cupboard, a radiator and a ceiling light.

BEDROOM

8' 4" x 8' 10" (2.53m x 2.70m)

Sliding patio doors lead to the garden and there is a ceiling light and radiator.

WETROOM

4' 10" x 5' 11" (1.48m x 1.81m)

Frosted UPVC double glazed window to the side elevation. Fully tiled, the wetroom has a pedestal wash hand basin, a WC and open shower area. Ceiling light, an extractor and a radiator.



EXTERNAL

The front garden is laid with chippings for parking and there is a driveway at the side leading to the garage. The rear garden is enclosed and landscaped with flags and raised beds for ease. Planted with evergreens, azaleas and perennials, there is also a greenhouse to stay.

GARAGE

8' 5" x 18' 8" (2.56m x 5.70m)

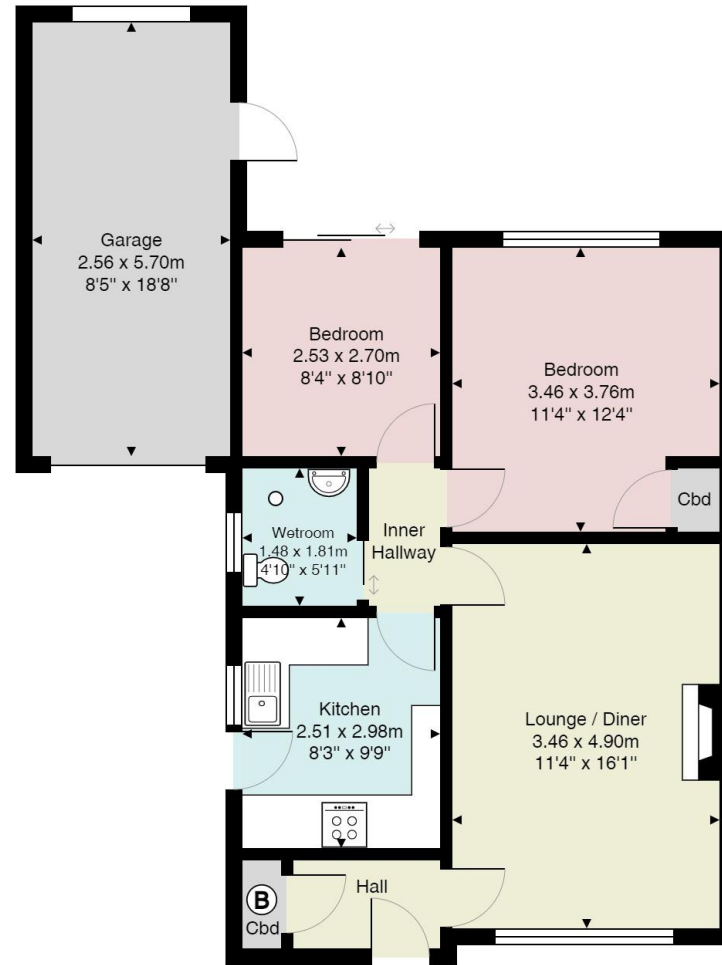
Having an up and over door, plumbing for a washing machine, power and light. Window to the rear and a pedestrian door to the rear garden.

DIRECTIONS

Leaving Kendal on A6, Milnthorpe Road, continue through the traffic lights at the college and past Romneys and Stonecross Manor, both on the right. Turn left onto Kent Park Avenue and then left onto Bellingham Road. Turn left again (following the number signs) onto a cul de sac with the property located towards the top right hand corner.

what3words///misty.fork.coffee





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 Gas, Electric, Drainage and Water

Tenure: Freehold

Council Tax Band: C

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
<i>Very energy efficient - lower running costs</i>		
(92-)	A	
(81-91)	B	85
(69-80)	C	
(55-68)	D	66
(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

To arrange your viewing contact our Kendal Team:

100 Highgate, Kendal, LA9 4HE

Telephone. 01539 725582

Email. kendalproperty@milnemoser.co.uk

MILNE MOSER

SALES + LETTINGS

KENDAL OFFICE

100 Highgate, Kendal, Cumbria LA9 4HE

Telephone. 01539 725 582

Fax. 01539 723 425

Email. kendalproperty@milnemoser.co.uk

Email. lettings@milnemoser.co.uk

MILNTHORPE OFFICE

Westmorland House, The Square,

Milnthorpe, Cumbria LA7 7QJ

Telephone. 015395 64600

Fax. 015395 63976

Email. milnthorpeproperty@milnemoser.co.uk



These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Milne Moser has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. The information provided by the vendor in these particulars is based on the opinion of the vendor only and any intending purchaser, lessee or third party should not rely upon this information as a statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of the information provided.