



**1 Red Tarn Road, Kendal**  
Asking Price £300,000

Your Local Estate Agents  
**Thomson Hayton Winkley**



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This appealing detached bungalow with double garage, lovely gardens and ample parking offers great potential for extension and/or alteration subject to necessary planning consent. Situated on a corner plot in a popular residential area within the market town of Kendal. No upper chain.







## 1 RED TARN ROAD

A well proportioned detached bungalow situated on a generous corner plot in a popular residential area conveniently placed for the amenities available both in and around the market town of Kendal. The property is within easy reach of the mainline railway station at Oxenholme and offers easy access to both the Lake District and Yorkshire Dales National Parks and road links to the M6.

The accommodation, which would now benefit from some works of modernisation, offers great potential for extension and/or alteration subject to necessary planning consent. Currently offering a sitting/dining room, kitchen, two/three bedrooms, modern bathroom, conservatory, hall and inner hall. This appealing bungalow benefits from double glazed windows and has gas central heating.

Outside offers well presented maintained gardens and outdoor space with ample driveway parking to the front of the double garage and gated driveway/patio leading to the former garage/workshop.

1 Red Tarn Road is offered for sale with no upper chain.

### SITTING/DINING ROOM

20' 11" max x 10' 10" max (6.40m x 3.32m)

Two double glazed windows, three radiators, traditional gas fire and fireplace, coving, exposed floorboards.

### KITCHEN

9' 10" max x 8' 10" max (3.02m x 2.70m)

Single glazed door, double glazed window, base and wall units, sink, built in oven, gas hob, fridge, plumbing for washing machine, gas central heating boiler, tiled splashbacks exposed floorboards.

### CONSERVATORY

10' 5" x 5' 4" (3.18m x 1.64m)

Double glazed door and windows, UPVC roof, wall light.

### HALL

12' 0" max x 8' 0" max (3.67m x 2.44m) Double glazed door to conservatory, radiator, wall light, fitted coat hooks, exposed floorboards.

### INNER HALL

6' 5" max x 6' 2" max (1.96m x 1.90m)

Built in airing cupboard housing radiator, exposed floorboards, access to partially boarded generous loft storage with lighting and drop down ladder.





## **BEDROOM**

11' 10" x 11' 6" (3.62m x 3.52m)

Double glazed window, radiator, exposed floorboards.

## **BEDROOM**

11' 10" x 9' 0" (3.62m x 2.76m)

Double glazed window, radiator, exposed floorboards.

## **BEDROOM/STUDY**

8' 0" x 6' 2" (2.44m x 1.89m)

Double glazed window, radiator, exposed floorboards.

## **BATHROOM**

6' 4" x 5' 4" (1.94m x 1.65m)

Double glazed window, radiator, three piece suite in white comprises W.C., wash hand basin and bath with mixer shower, tiling to walls, exposed floorboards.

## **OUTSIDE**

The gardens offer well maintained lawns, well stocked beds and borders, a variety of established trees and shrubs with a row of mature trees providing an attractive screen from the road. There is substantial driveway parking to the front of the double garage and also, if required, via gated access along the side of the property leading to the former garage/workshop. There is also a water supply.

## **DOUBLE GARAGE**

19' 6" max x 19' 1" max (5.95m x 5.83m)

Two up and over doors, timber pedestrian door, two single glazed windows, light and power, inspection pit, fitted workbench and shelving.

## **SECOND GARAGE/WORKSHOP**

16' 0" x 8' 0" (4.90m x 2.45m)

Timber door, single glazed window, light and power, fitted workbench.

## **SERVICES**

Mains electricity, mains gas, mains water, mains drainage.

## **COUNCIL TAX BANDING**

Currently Band D as per the Valuation Office website.





For illustrative purposes only - not to scale. The position and size of features are approximate only.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		

#### DIRECTIONS

Leave town on the A65 Burton Road. Pass the Leisure Centre and turn left at traffic lights into Oxenholme Road. Continue to turn left into Kendal Parks Road. Proceed to take the second right turn into Blea Tarn Road. 1 Red Tarn Road is located on a corner plot with the double driveway being accessed via Blea Tarn Road.

WHAT3WORDS: magic.soft.patio

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