



212 Burneside Road, Kendal
Asking Price £300,000

Your Local Estate Agents
Thomson Hayton Winkley



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An appealing detached bungalow with generous gardens and ample parking situated in a popular residential area on the fringe of the market town of Kendal. Having a sitting/dining room, kitchen, two bedrooms, wetroom, double glazing, oil fired heating, garage and carport. No upper chain.







212 BURNESIDE ROAD

A well proportioned detached bungalow situated in a popular residential area on the fringe of the market town of Kendal being convenient for the amenities on offer both in and around the town and offering easy access to the Lake District and Yorkshire Dales National Parks and the M6.

The accommodation, which would benefit from updating in parts, briefly comprises entrance hall, sitting/dining room, kitchen, two bedrooms and a modern wetroom. The bungalow benefits from double glazing and oil fired heating and is offered for sale with no upper chain.

Outside offers well presented gardens to the front and rear, two driveways, carport and garage.

ENTRANCE HALL

19' 2" max x 4' 7" max (5.85m x 1.41m)

Double glazed door with adjacent double glazed window, radiator, coving.

SITTING/DINING ROOM

14' 10" max x 14' 8" max (4.54m x 4.49m)

Three double glazed windows, three radiators, coving.

KITCHEN

14' 11" max x 9' 10" max (4.55m x 3.01m)

Double glazed door to carport, double glazed window, radiator, good range of base and wall units, built in oven and grill, electric hob with extractor hood over, fridge freezer, washing machine, tumble dryer, built in airing cupboard housing hot water cylinder, tiled splashbacks, loft access.





BEDROOM

12' 3" x 10' 9" (3.74m x 3.30m)

Double glazed window, radiator, coving.

BEDROOM

10' 10" max x 9' 10" max (3.31m x 3.02m)

Double glazed window, radiator, fitted shelving, coving.

WETROOM

6' 1" x 5' 3" (1.87m x 1.61m)

Double glazed window, radiator, W.C. and wash hand basin in white, electric shower fitment, extractor fan, tiling to walls, fitted mirrored wall unit, fitted shelf.

OUTSIDE

The bungalow is located on a generous plot which includes well presented gardens to the front and rear combining lawns and a variety of established shrubs, a timber garden shed, two driveways, carport and a substantial garage with inspection pit.

GARAGE

21' 9" max x 9' 10" max (6.64m x 3.00m)

Up and over door, light and power, base and wall units, fitted shelving, inspection pit.

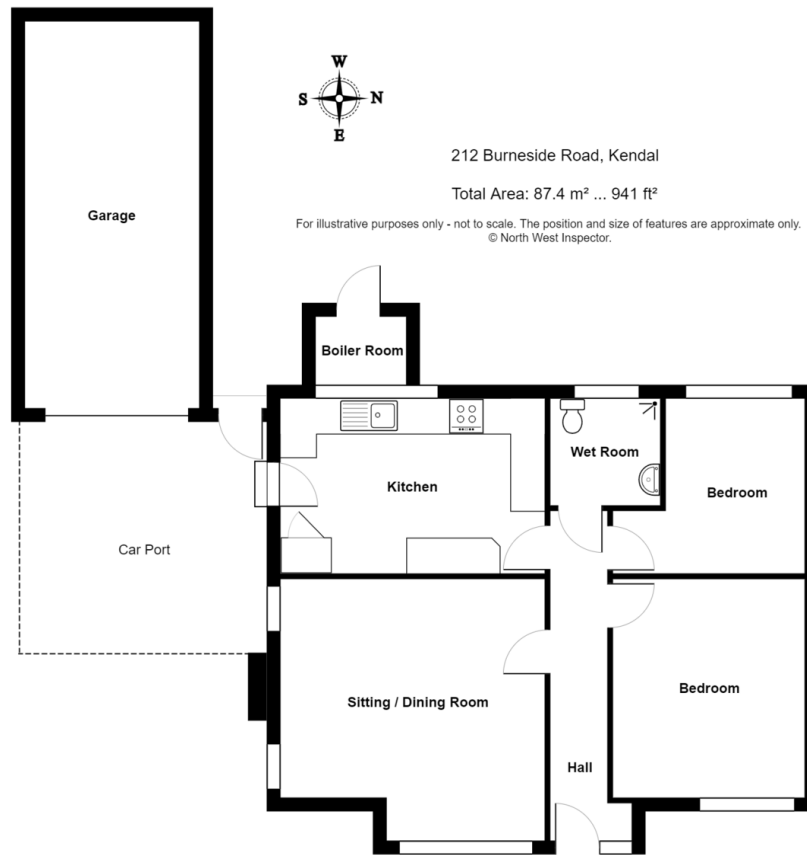
SERVICES

Mains electricity, mains water, oil fired heating, main drainage.

COUNCIL TAX BANDING

Currently Band D as per the Valuation Office website.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

DIRECTIONS

From Kendal town centre follow Windermere Road to the traffic lights turning right onto Burneside Road. Continue to find number 212 to located on the left just before you reach Carus Green golf club.

WHAT3WORDS:

signed.playback.bids

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