



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

20 Hayclose Crescent - Kendal





Features

- Three bright bedrooms
- Open plan kitchen/ diner with access to rear garden
- Generous living accommodation
- Good sized front and rear gardens
- Detached garage and driveway for two vehicles
- Opportunity to add value and your own stamp
- Offered with no onward chain

Nestled in the highly sought-after town of Kendal, this charming three-bedroom end-of-terrace house is offered with no onward chain and provides spacious accommodation. With its well-proportioned interior and generous outdoor space, the property is ideal for families, first-time buyers, or anyone seeking a convenient location close to Kendal town centre and Oxenholme train station. The ground floor features a welcoming entrance porch and hallway, a bright living room, and a kitchen/diner with direct access out to the

garden, perfect for entertaining or family meals. Upstairs, there are three naturally bright bedrooms, offering flexible space for family living, guests, or a home office, along with a three-piece bathroom. The property is a blank canvas and offers an exciting opportunity to add value. Also benefitting from a driveway and garage with good sized front and rear gardens to enjoy. Kendal is a vibrant town located around the River Kent with a wide selection of diverse shops, cafes and eateries. The Brewery Arts Centre, museums and

various churches are located close to the centre of town and there are excellent transport links with the various bus routes, a train station and the M6 motorway 10 minutes drive away. There are several well-renowned primary and secondary schools in the town along with a variety of supermarkets to choose from. The property is ideally located a short drive away from Westmorland General Hospital, Kendal Golf Driving Range and Heron Hill Primary School, rated 'Good' by Ofsted.



GROUND FLOOR

Entrance porch

A bright and welcoming entrance into the home with room to remove and store coats and shoes before entering the main living accommodation.

Hallway

Linking the entrance porch to the main living accommodation and leading to the staircase up to the first floor.

Living room

A generous and bright living room with a feature electric fireplace and a large picture window framing views over the front garden. There is ample space here to relax with family and friends.

Kitchen/ diner

This kitchen is zoned with the main appliances located at one end with storage and dining to the other. Wooden, farmhouse style base and wall units offer a good range of storage space also to include a handy, walk in pantry cupboard to utilise. Integrated appliances include an oven, gas hob and an extractor hood above with room to accommodate a washing machine, dryer and tall fridge freezer. The built-in dining table to seat six sits in front of the large picture window ensuing you can enjoy meals with a view! A door leads effortlessly out to the rear garden.



FIRST FLOOR

Bedroom 1

A bright double bedroom with views of the countryside beyond. The room features a wall of built-in storage, complemented by bedside tables for added convenience.

Bedroom 2

Currently arranged as a single bedroom but with ample room to accommodate a double bed if required, this room boasts elevated front facing views and offers a wide range of fitted storage, a dressing table and a built-in cupboard.

Bedroom 3

A bright single bedroom, complete with a deep, built-in cupboard that provides essential storage.

Bathroom

A three piece bathroom consisting of a W.C, hand basin and bath with an overhead shower complete with tiled splashbacks and wood panel feature walls.

Garage

A separate garage located to the side of the property with an up and over front door.

Externally

At the front of the property, you'll find a well-maintained lawn with mature bushes, and a driveway and garage to the side providing parking for two vehicles. The rear garden features a manicured lawn divided into two sections, one with a planted border along the side. Behind mature hedging lies an additional space, currently home to a shed. The garden can be accessed from the kitchen or via a path from the side of the property.



Useful Information

Tenure - Freehold.

House built - Late 1970's approx.

Council tax band - B (Westmorland and Furness Council).

Heating - Gas central heating.

Water - Metered.

Drainage - Mains.

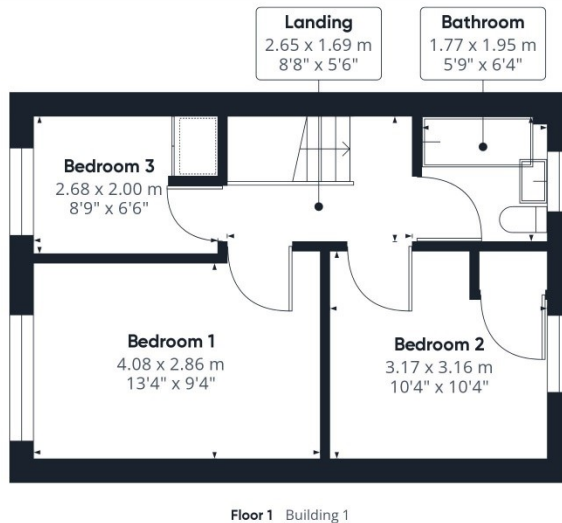
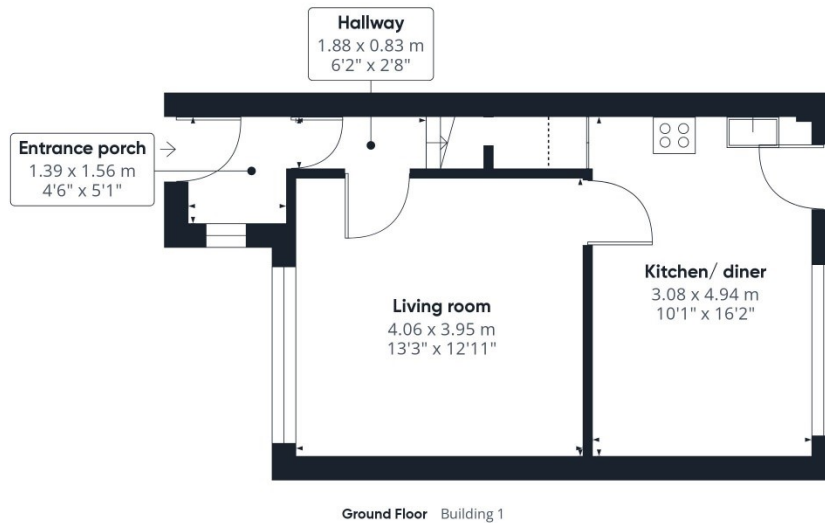
What3Words location - [///native.navy.title](https://www.what3words.com/?q=///native.navy.title).



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services



20 Hayclose Crescent - Kendal



Approximate total area⁽¹⁾
69.94 m²
752.83 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Waterhouse Estate Agents

10 Park Road, Milnthorpe
LA7 7AD

Tel: 01524 760048

info@waterhouseestates.co.uk

www.waterhouseestates.co.uk



**WATERHOUSE
ESTATE AGENTS**

Local, Professional Property Services

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Waterhouse Estate Agents for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.