

40
YEARS

1982 - 2022

HACKNEY
& LEIGH



Kendal

£225,000

17 Westwood Avenue, Kendal, Cumbria, LA9 5BB

This semi-detached two bedroom bungalow is situated in an elevated location with fine open views to the rear elevation. The accommodation has the benefit of gas central heating and double glazing and briefly comprises of a living room, fitted kitchen, conservatory, two bedrooms and shower room, outside is a detached garage and carport and easy to manage gardens to the front and rear.

Located in one of Kendal's popular residential areas to the south of the town centre 17 Westwood Avenue is now in need of improvement and refurbishment, offering a new owner the opportunity to update to their own tastes and requirements. With no upward chain and early possession available the next step is an appointment to view.

Quick Overview

Modern two bedroom semi-detached bungalow
Elevated position with fine views across the town
Living room, kitchen and conservatory
Two bedrooms and modern shower room
UPVC double glazing and gas central heating
Large detached garage
Car port and driveway for off road parking
Easy to manage paved gardens
No upward chain
Broadband speed 80 Mbps



2



1



2



D



80 Mbps



Garage & Off Road Parking

Property Reference: K6551



Living Room



Conservatory



Kitchen



Shower Room

Location: Situated in a popular residential location, to the South of the town Centre and close to schools and local amenities, the property can be found by leaving Kendal on Milnthorpe Road turn right into Vicarage Drive just before Kendal College. Proceed up Vicarage Drive, passing Vicarage Park Primary School on the left, follow the road round and take the first turning on your left into Westwood Avenue proceed up the hill and as the road levels out number 17 can be found on your left hand side.

Property Overview: This modern semi-detached bungalow enjoys an elevated position with fine views across the town. The convenience of location allows easy access to the Kendal Bypass and Oxenholme Railway Station along with local primary schools and Kendal College at the bottom of the road.

Now in need of upgrading and improvement the layout offers an easy to manage home with two good double bedrooms and a modern shower room.

The living room enjoys an aspect to the front garden whilst the conservatory to the rear has steps down to the garden and overlooks the town and beyond to the distant fells. The kitchen is fitted with wall and base units and has a sliding patio door into the conservatory.

An ideal opportunity for the new owner to create a home to suite their own tastes and requirements.

Accommodation with approximate dimensions:

Entrance Porch

Living Room

16' 4" x 11' 2" (4.98m x 3.4m)

Kitchen

8' 8" x 8' 4" (2.64m x 2.54m)

Conservatory

12' 9" x 6' 3" (3.89m x 1.91m)

Bedroom 1

12' 3" x 11' 6" (3.73m x 3.51m)

Bedroom 2

10' 3" x 8' 5" (3.12m x 2.57m)

Shower Room

Outside:

Detached Garage 20' 2" x 10' 1" (6.15m x 3.07m)

with up and over door, window, personal door to side, power and light.

The driveway and carport to the side of the bungalow and front of the garage offers ample parking for up to three cars.

The gardens have been paved for ease of maintenance with the front garden having planted flower beds, the rear garden has a paved patio with planted borders and benefits from fine views across the town, with space for a shed or greenhouse.

Driveway & Gardens

Services: mains electricity, mains gas, mains water and mains drainage

Council Tax: South Lakeland District Council - Band C

Tenure: Freehold

Viewings: Strictly by appointment with Hackney & Leigh Kendal Office.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.



Bedroom One



Bedroom Two



Rear Paved Garden



Views

Westwood Avenue, Kendal, LA9

Approximate Area = 723 sq ft / 67.2 sq m

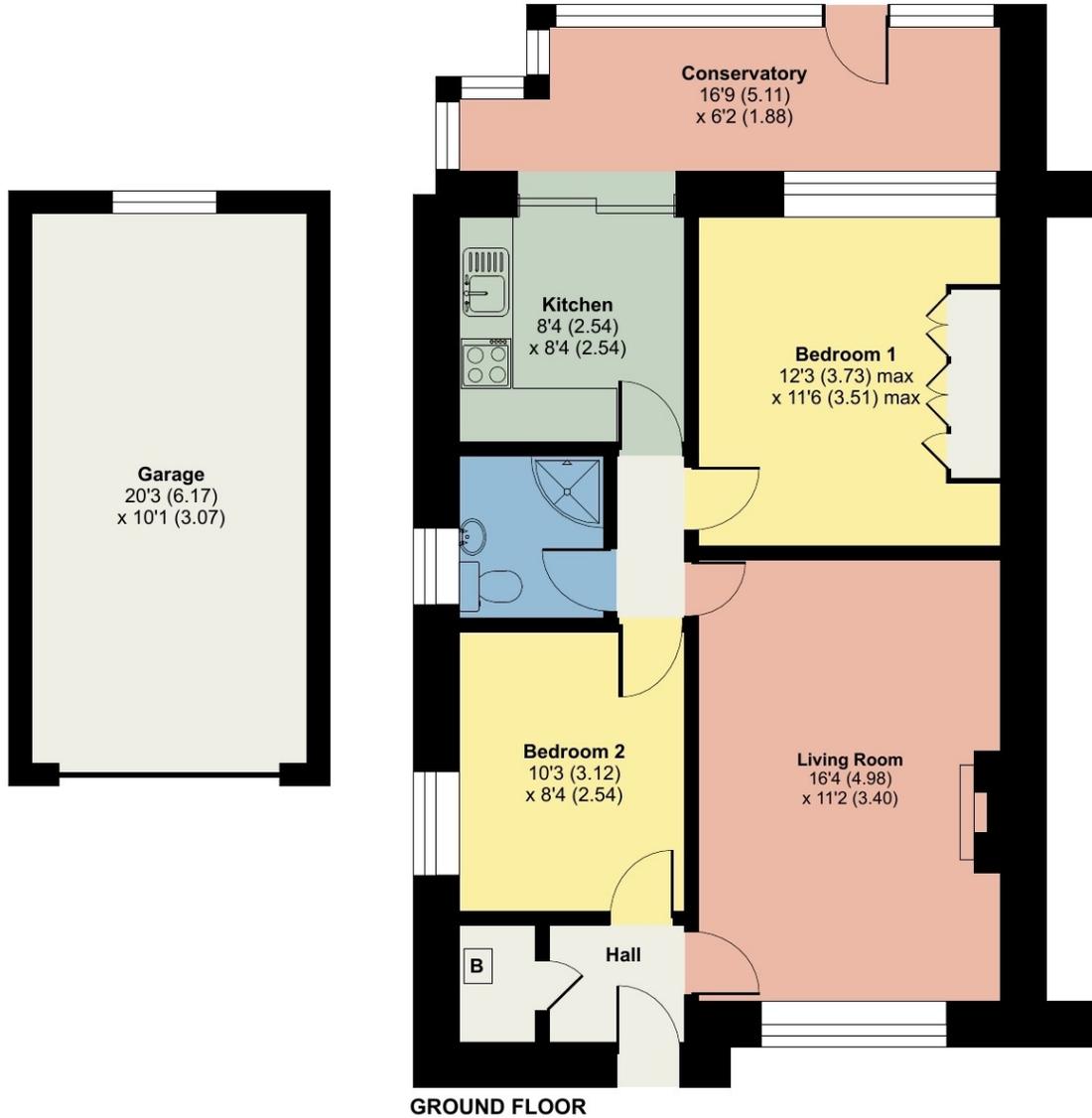
Garage = 206 sq ft / 19.1 sq m

Total = 929 sq ft / 86.3 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hackney & Leigh. REF: 888561

A thought from the owners..."Great location, good sized rooms, fantastic views from the conservatory, lovely quiet area, with great neighbours. Very handy for Kendal town!"

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 03/09/2022.

Request a Viewing Online or Call 01539 729711

40
YEARS

1982 - 2022

HACKNEY
& LEIGH



Kendal

£225,000

17 Westwood Avenue, Kendal, Cumbria, LA9 5BB

This semi-detached two bedroom bungalow is situated in an elevated location with fine open views to the rear elevation. The accommodation has the benefit of gas central heating and double glazing and briefly comprises of a living room, fitted kitchen, conservatory, two bedrooms and shower room, outside is a detached garage and carport and easy to manage gardens to the front and rear.

Located in one Kendal's popular residential areas to the south of the town centre 17 Westwood Avenue is now in need of improvement and refurbishment, offering a new owner the opportunity to update to their own tastes and requirements. With no upward chain and early possession available the next step is an appointment to view.

Quick Overview

Modern two bedroom semi-detached bungalow
Elevated position with fine views across the town
Living room, kitchen and conservatory
Two bedrooms and modern shower room
UPVC double glazing and gas central heating
Large detached garage
Car port and driveway for off road parking
Easy to manage paved gardens
No upward chain
Broadband speed 80 Mbps



2



1



2



D



80 Mbps



Garage & Off
Road Parking

Property Reference: K6551



Living Room



Conservatory



Kitchen



Shower Room

Location: Situated in a popular residential location, to the South of the town Centre and close to schools and local amenities, the property can be found by leaving Kendal on Milnthorpe Road turn right into Vicarage Drive just before Kendal College. Proceed up Vicarage Drive, passing Vicarage Park Primary School on the left, follow the road round and take the first turning on your left into Westwood Avenue proceed up the hill and as the road levels out number 17 can be found on your left hand side.

Property Overview: This modern semi-detached bungalow enjoys an elevated position with fine views across the town. The convenience of location allows easy access to the Kendal Bypass and Oxenholme Railway Station along with local primary schools and Kendal College at the bottom of the road.

Now in need of upgrading and improvement the layout offers an easy to manage home with two good double bedrooms and a modern shower room.

The living room enjoys an aspect to the front garden whilst the conservatory to the rear has steps down to the garden and overlooks the town and beyond to the distant fells. The kitchen is fitted with wall and base units and has a sliding patio door into the conservatory.

An ideal opportunity for the new owner to create a home to suite their own tastes and requirements.

Accommodation with approximate dimensions:

Entrance Porch

Living Room

16' 4" x 11' 2" (4.98m x 3.4m)

Kitchen

8' 8" x 8' 4" (2.64m x 2.54m)

Conservatory

12' 9" x 6' 3" (3.89m x 1.91m)

Bedroom 1

12' 3" x 11' 6" (3.73m x 3.51m)

Bedroom 2

10' 3" x 8' 5" (3.12m x 2.57m)

Shower Room

Outside:

Detached Garage 20' 2" x 10' 1" (6.15m x 3.07m) with up and over door, window, personal door to side, power and light.

The driveway and carport to the side of the bungalow and front of the garage offers ample parking for up to three cars.

The gardens have been paved for ease of maintenance with the front garden having planted flower beds, the rear garden has a paved patio with planted borders and benefits from fine views across the town, with space for a shed or greenhouse.

Driveway & Gardens

Services: mains electricity, mains gas, mains water and mains drainage

Council Tax: South Lakeland District Council - Band C

Tenure: Freehold

Viewings: Strictly by appointment with Hackney & Leigh Kendal Office.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.



Bedroom One



Bedroom Two



Rear Paved Garden



Views

Westwood Avenue, Kendal, LA9

Approximate Area = 723 sq ft / 67.2 sq m

Garage = 206 sq ft / 19.1 sq m

Total = 929 sq ft / 86.3 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hackney & Leigh. REF: 888561

A thought from the owners... "Great location, good sized rooms, fantastic views from the conservatory, lovely quiet area, with great neighbours. Very handy for Kendal town!"

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 03/09/2022.

Request a Viewing Online or Call 01539 729711

40
YEARS

1982 - 2022

HACKNEY
& LEIGH



Kendal

£225,000

17 Westwood Avenue, Kendal, Cumbria, LA9 5BB

This semi-detached two bedroom bungalow is situated in an elevated location with fine open views to the rear elevation. The accommodation has the benefit of gas central heating and double glazing and briefly comprises of a living room, fitted kitchen, conservatory, two bedrooms and shower room, outside is a detached garage and carport and easy to manage gardens to the front and rear.

Located in one of Kendal's popular residential areas to the south of the town centre 17 Westwood Avenue is now in need of improvement and refurbishment, offering a new owner the opportunity to update to their own tastes and requirements. With no upward chain and early possession available the next step is an appointment to view.

Quick Overview

Modern two bedroom semi-detached bungalow
Elevated position with fine views across the town
Living room, kitchen and conservatory
Two bedrooms and modern shower room
UPVC double glazing and gas central heating
Large detached garage
Car port and driveway for off road parking
Easy to manage paved gardens
No upward chain
Broadband speed 80 Mbps



2



1



2



D



80 Mbps



Garage & Off Road Parking

Property Reference: K6551



Living Room



Conservatory



Kitchen



Shower Room

Location: Situated in a popular residential location, to the South of the town Centre and close to schools and local amenities, the property can be found by leaving Kendal on Milnthorpe Road turn right into Vicarage Drive just before Kendal College. Proceed up Vicarage Drive, passing Vicarage Park Primary School on the left, follow the road round and take the first turning on your left into Westwood Avenue proceed up the hill and as the road levels out number 17 can be found on your left hand side.

Property Overview: This modern semi-detached bungalow enjoys an elevated position with fine views across the town. The convenience of location allows easy access to the Kendal Bypass and Oxenholme Railway Station along with local primary schools and Kendal College at the bottom of the road.

Now in need of upgrading and improvement the layout offers an easy to manage home with two good double bedrooms and a modern shower room.

The living room enjoys an aspect to the front garden whilst the conservatory to the rear has steps down to the garden and overlooks the town and beyond to the distant fells. The kitchen is fitted with wall and base units and has a sliding patio door into the conservatory.

An ideal opportunity for the new owner to create a home to suite their own tastes and requirements.

Accommodation with approximate dimensions:

Entrance Porch

Living Room

16' 4" x 11' 2" (4.98m x 3.4m)

Kitchen

8' 8" x 8' 4" (2.64m x 2.54m)

Conservatory

12' 9" x 6' 3" (3.89m x 1.91m)

Bedroom 1

12' 3" x 11' 6" (3.73m x 3.51m)

Bedroom 2

10' 3" x 8' 5" (3.12m x 2.57m)

Shower Room

Outside:

Detached Garage 20' 2" x 10' 1" (6.15m x 3.07m) with up and over door, window, personal door to side, power and light.

The driveway and carport to the side of the bungalow and front of the garage offers ample parking for up to three cars.

The gardens have been paved for ease of maintenance with the front garden having planted flower beds, the rear garden has a paved patio with planted borders and benefits from fine views across the town, with space for a shed or greenhouse.

Driveway & Gardens

Services: mains electricity, mains gas, mains water and mains drainage

Council Tax: South Lakeland District Council - Band C

Tenure: Freehold

Viewings: Strictly by appointment with Hackney & Leigh Kendal Office.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.



Bedroom One



Bedroom Two



Rear Paved Garden



Views

Westwood Avenue, Kendal, LA9

Approximate Area = 723 sq ft / 67.2 sq m

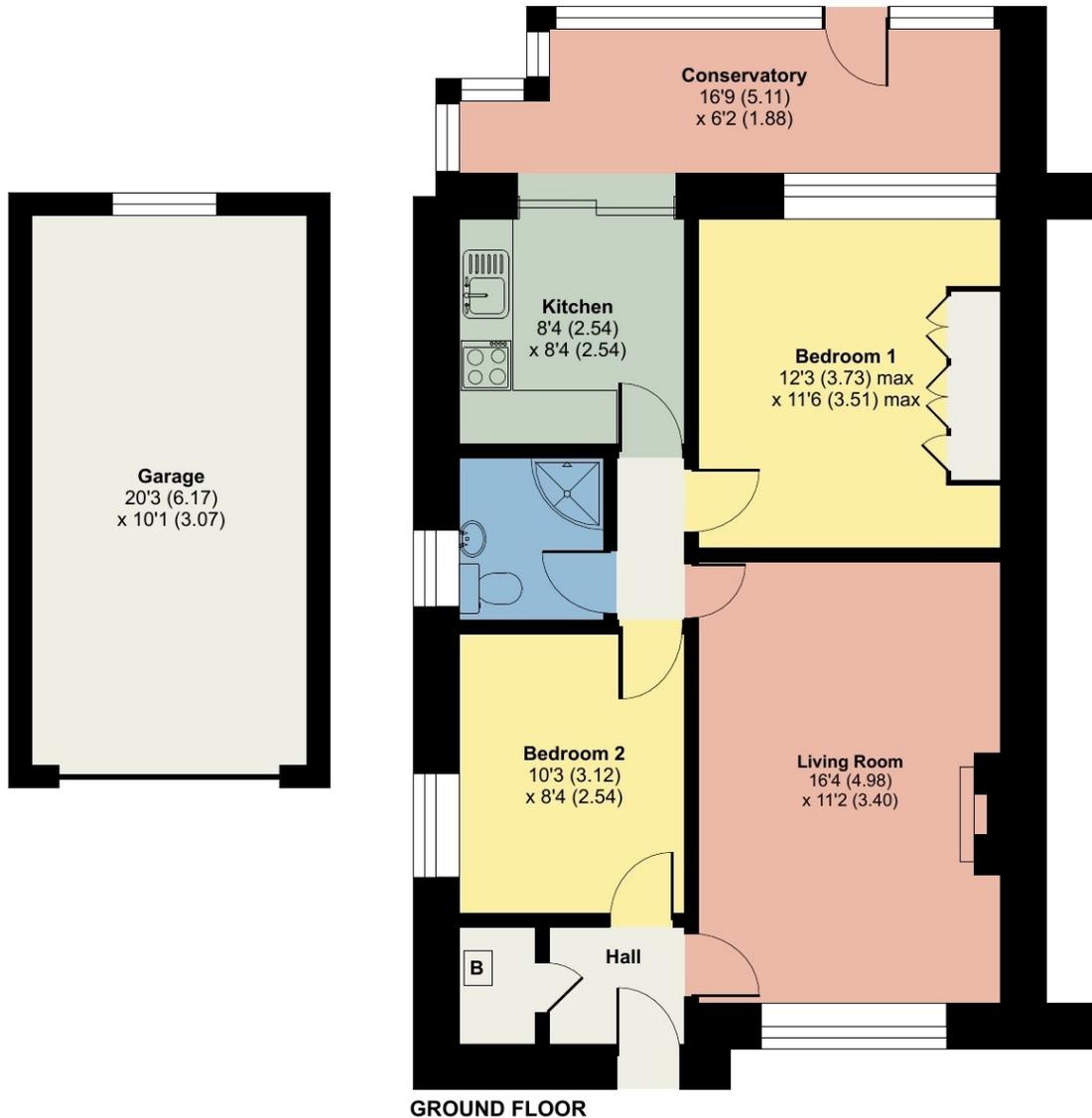
Garage = 206 sq ft / 19.1 sq m

Total = 929 sq ft / 86.3 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hackney & Leigh. REF: 888561

A thought from the owners... "Great location, good sized rooms, fantastic views from the conservatory, lovely quiet area, with great neighbours. Very handy for Kendal town!"

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 03/09/2022.

Request a Viewing Online or Call 01539 729711

40
YEARS

1982 - 2022

HACKNEY
& LEIGH



Kendal

£225,000

17 Westwood Avenue, Kendal, Cumbria, LA9 5BB

This semi-detached two bedroom bungalow is situated in an elevated location with fine open views to the rear elevation. The accommodation has the benefit of gas central heating and double glazing and briefly comprises of a living room, fitted kitchen, conservatory, two bedrooms and shower room, outside is a detached garage and carport and easy to manage gardens to the front and rear.

Located in one of Kendal's popular residential areas to the south of the town centre 17 Westwood Avenue is now in need of improvement and refurbishment, offering a new owner the opportunity to update to their own tastes and requirements. With no upward chain and early possession available the next step is an appointment to view.

Quick Overview

Modern two bedroom semi-detached bungalow
Elevated position with fine views across the town
Living room, kitchen and conservatory
Two bedrooms and modern shower room
UPVC double glazing and gas central heating
Large detached garage
Car port and driveway for off road parking
Easy to manage paved gardens
No upward chain
Broadband speed 80 Mbps



2



1



2



D



80 Mbps



Garage & Off Road Parking

Property Reference: K6551



Living Room



Conservatory



Kitchen



Shower Room

Location: Situated in a popular residential location, to the South of the town Centre and close to schools and local amenities, the property can be found by leaving Kendal on Milnthorpe Road turn right into Vicarage Drive just before Kendal College. Proceed up Vicarage Drive, passing Vicarage Park Primary School on the left, follow the road round and take the first turning on your left into Westwood Avenue proceed up the hill and as the road levels out number 17 can be found on your left hand side.

Property Overview: This modern semi-detached bungalow enjoys an elevated position with fine views across the town. The convenience of location allows easy access to the Kendal Bypass and Oxenholme Railway Station along with local primary schools and Kendal College at the bottom of the road.

Now in need of upgrading and improvement the layout offers an easy to manage home with two good double bedrooms and a modern shower room.

The living room enjoys an aspect to the front garden whilst the conservatory to the rear has steps down to the garden and overlooks the town and beyond to the distant fells. The kitchen is fitted with wall and base units and has a sliding patio door into the conservatory.

An ideal opportunity for the new owner to create a home to suite their own tastes and requirements.

Accommodation with approximate dimensions:

Entrance Porch

Living Room

16' 4" x 11' 2" (4.98m x 3.4m)

Kitchen

8' 8" x 8' 4" (2.64m x 2.54m)

Conservatory

12' 9" x 6' 3" (3.89m x 1.91m)

Bedroom 1

12' 3" x 11' 6" (3.73m x 3.51m)

Bedroom 2

10' 3" x 8' 5" (3.12m x 2.57m)

Shower Room

Outside:

Detached Garage 20' 2" x 10' 1" (6.15m x 3.07m) with up and over door, window, personal door to side, power and light.

The driveway and carport to the side of the bungalow and front of the garage offers ample parking for up to three cars.

The gardens have been paved for ease of maintenance with the front garden having planted flower beds, the rear garden has a paved patio with planted borders and benefits from fine views across the town, with space for a shed or greenhouse.

Driveway & Gardens

Services: mains electricity, mains gas, mains water and mains drainage

Council Tax: South Lakeland District Council - Band C

Tenure: Freehold

Viewings: Strictly by appointment with Hackney & Leigh Kendal Office.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.



Bedroom One



Bedroom Two



Rear Paved Garden



Views

Westwood Avenue, Kendal, LA9

Approximate Area = 723 sq ft / 67.2 sq m

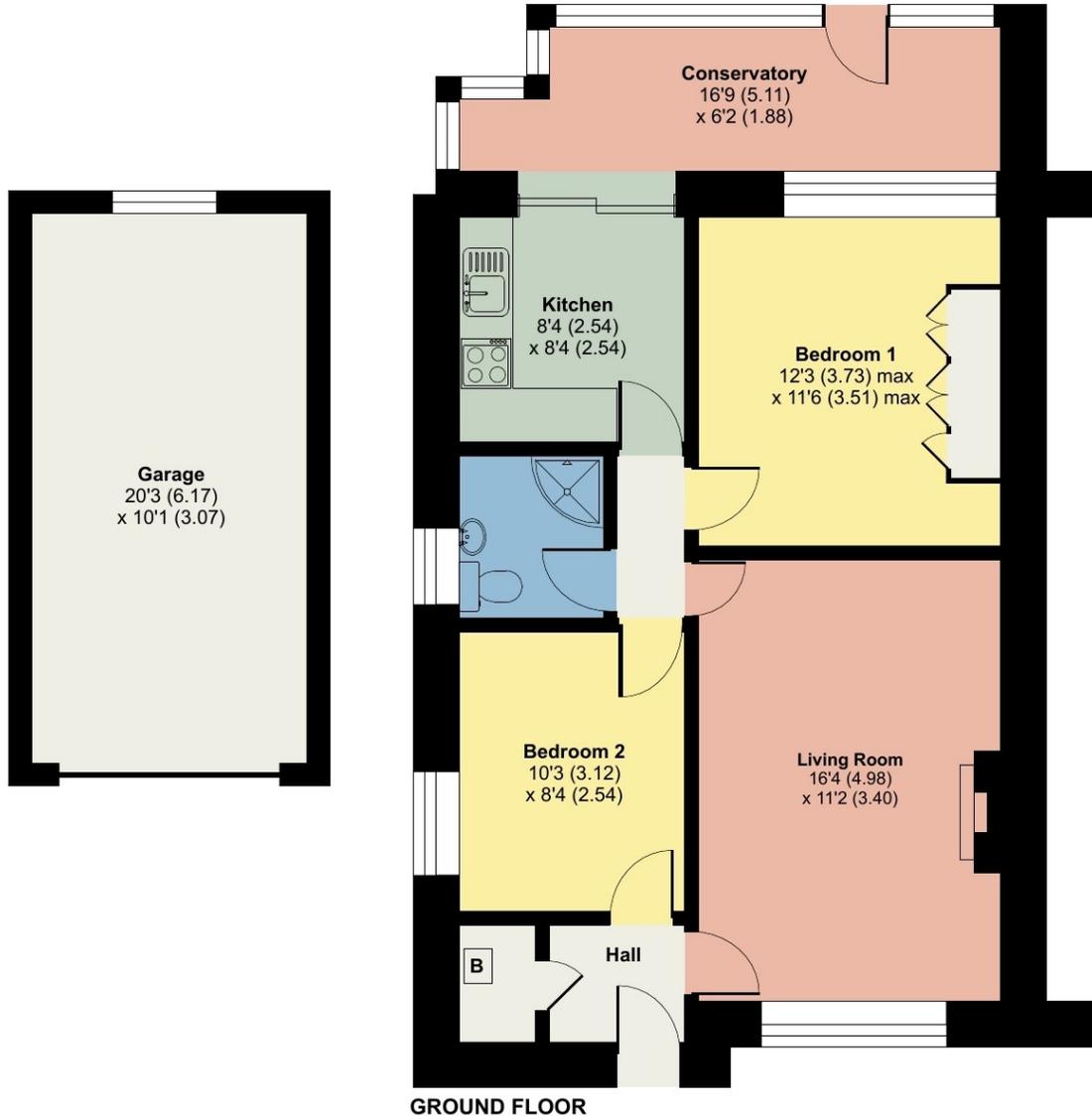
Garage = 206 sq ft / 19.1 sq m

Total = 929 sq ft / 86.3 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hackney & Leigh. REF: 888561

A thought from the owners... "Great location, good sized rooms, fantastic views from the conservatory, lovely quiet area, with great neighbours. Very handy for Kendal town!"

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 03/09/2022.

Request a Viewing Online or Call 01539 729711