



Kendal

£245,000

15 Haliburton Road, Kendal, Cumbria , LA9 7HJ

15 Haliburton Road is a spacious home situated in a quiet cul-de-sac, offering a fantastic opportunity to create your ideal living space. With easy access to Oxenholme mainline railway station, local schools, and essential amenities, the property combines convenience with great potential. It benefits from gas central heating and UPVC double glazing, as well as off-road parking for two vehicles, a detached garage and a private south-facing rear garden ideal for outdoor enjoyment. While the home requires updating and modernisation, it presents the perfect chance to add your own personal touch.

Upon entering through the porch, a door leads into a spacious L-shaped living room, featuring a exposed brick wall. This bright and airy space enjoys a dual aspect, overlooking both the front and rear gardens, while stairs lead to the first floor.

Quick Overview

- Semi detached property
- Living room & kitchen
- Three bedrooms
- Modern shower room
- Off road parking
- Detached garage
- South facing rear garden
- Gas central heating
- Early viewing recommended!
- Ultrafast broadband speed

Property Reference: K7039



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Ultrafast



Off Road
Parking



Living Room



Dining Area



Kitchen



Bedroom One

The kitchen is fitted with a range of wall and base units complemented by work surfaces with an inset sink with drainer and coordinating part-tiled walls. There is space for a freestanding oven and an under-counter fridge. A window offers a view of the rear garden and a door provides direct access to the outside.

On the first floor, the landing benefits from a window, access to the loft space, and a storage cupboard housing the wall-mounted gas boiler.

Bedroom one is a generous double with a rear aspect, while the second bedroom is another double with a front outlook. The third bedroom is a single, also positioned at the front of the property.

The modern shower room is stylishly finished with attractive part-tiled walls and tiled flooring. It comprises a shower cubicle with a rain head shower and handheld attachment, a vanity unit with a wash hand basin and a WC.

Externally, the property offers a low-maintenance front garden with decorative stone chippings, a driveway with a carport providing off-road parking and a detached garage. The enclosed rear garden enjoys a private and south-facing aspect, featuring a patio area with hedge border for easy upkeep. Ready for new owners to update and improve, this property is a wonderful opportunity in a sought after location. Call now to arrange a viewing.

Accommodation with approximate dimensions:
Ground Floor

Entrance Porch

Living Room
16' 7" x 13' 3" (5.07m x 4.05m)

Dining Area
7' 11" x 7' 7" (2.43m x 2.33m)

Kitchen
8' 6" x 7' 11" (2.60m x 2.43m)

First Floor
Landing

Bedroom One
12' 6" x 10' 3" (3.82m x 3.13m)

Bedroom Two
10' 6" x 10' 3" (3.21m x 3.14m)

Bedroom Three
7' 7" x 6' 0" (2.33m x 1.83m)

Shower Room

Detached Garage

16' 9" x 9' 6" (5.13m x 2.90m)

Parking: Off road parking

Property information:

Tenure: Freehold

Council Tax: Westmorland and Furness Council - Band B

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

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

What3Words & Directions: ///sadly.cult.legs

Leaving Kendal on the A65, (Burton Road) turn left after the traffic lights onto Oxenholme Road and then left onto Kendal Parks Road. Haliburton Road is the first turning on your right, with number 15 being found on your right towards the head of the cul-de-sac.

Viewings: Strictly by appointment with Hackney & Leigh.

Anti Money Laundering Regulations: Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom Two



Shower Room



Rear Garden



Garage

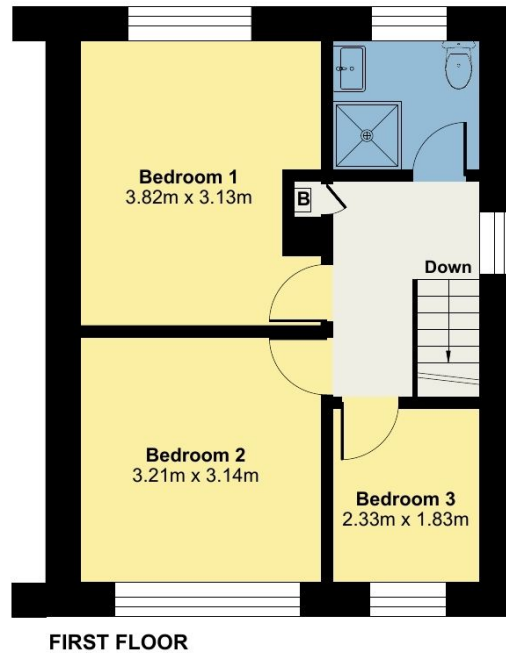
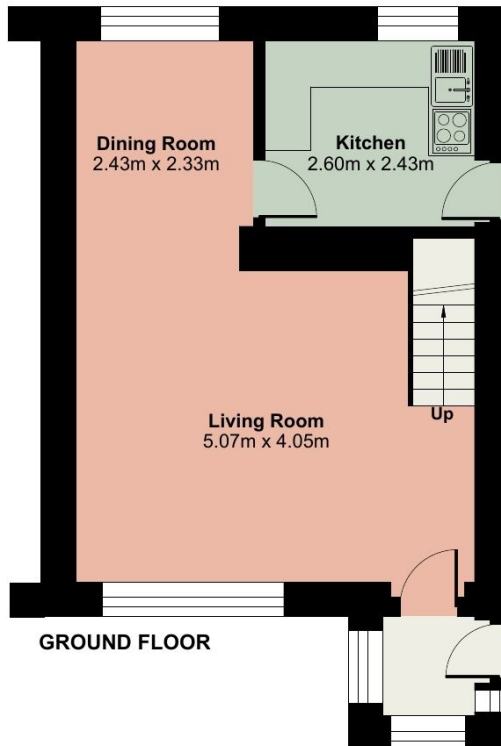
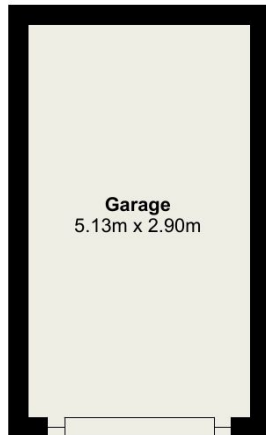
Haliburton Road, Kendal, LA9

Approximate Area = 823 sq ft / 76.4 sq m

Garage = 160 sq ft / 14.8 sq m

Total = 983 sq ft / 91.2 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1253740

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