



## Kendal

£260,000

9 Ruskin Close, Kendal, Cumbria, LA9 7LA

Located in a desirable residential area on the southern edge of Kendal, this well-kept two-bedroom semi-detached bungalow offers a well proportioned layout, making it an ideal choice for those looking to downsize, get onto the property ladder or enjoy a low maintenance home in a quiet and convenient setting. The property is in move in condition, yet offers scope for buyers to update and add their own personal touch.

Upon entering the property, you are greeted by a small hallway providing access to the Living room, kitchen and garage. The living room sits to the front of the property and features a gas fireplace, creating a cosy focal point. From here, glass doors lead through to a generous conservatory that spans the width of the living room and kitchen at the rear. This bright and versatile space is perfect for both lounging and dining while enjoys an outlook over the enclosed rear garden.



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Ultrafast  
Broadband



Driveway parking  
& Garage

### Quick Overview

Semi-Detached bungalow

Two Bedrooms

Two reception rooms

Highly sought after area

Close to local amenities

Perfect for first-time buyers or downsizers

Driveway parking & Garage

Ultrafast Broadband

Property Reference: K7170





Living Room



Kitchen



Conservatory



Living Room

The kitchen, accessed via both the hallway and the conservatory, is fitted with a range of warm-toned wall and base units with part-tiled walls and under-unit LED strip lighting. It includes a concealed extractor fan, an inset stainless steel sink and drainer, space and plumbing for a dishwasher, cooker, under-counter fridge and freezer.

There are two bedrooms accessed beyond the living room. Bedroom one is a comfortable double with a front aspect and built-in wardrobe, offering a good amount of storage and space for additional furnishings. Bedroom two is a single room that could serve as a home office, guest bedroom or nursery. The bathroom sits adjacent to bedroom two and includes a panelled bath with electric shower over, a pedestal wash hand basin, WC, and tiled walls.

The attached garage can be accessed internally from the hallway and offers useful storage as well as housing the boiler. It is equipped with power and lighting, along with plumbing for a washing machine and dryer, also benefitting from direct access to the rear garden.

Outside, the property enjoys a low-maintenance front garden with a private drive leading to the garage, while the rear garden is enclosed, offering a pleasant, private outdoor space.

The location is a key feature of this home. Positioned in a quiet and established residential area, the property is within easy reach of well regarded local schools, supermarkets and Kendal Leisure Centre. Excellent transport connections are nearby, including Oxenholme Lake District station on the West Coast Main Line and Junction 36 of the M6, providing quick access to destinations across the region.

Compact, well-situated and offering clear potential for enhancement, this charming bungalow presents a great opportunity to enjoy life in one of Kendal's most sought-after neighbourhoods.

Acomodation with approximate dimensions:

Entrance Hall

Living Room: 10' 0" x 17' 6" (3.05m x 5.34m)

Conservatory: 16' 9" x 10' 7" (5.12m x 3.23m)

Kitchen:

Bedroom One: 11' 1" x 8' 9" (3.39m x 2.69m)

Bedroom Two: 7' 1" x 8' 2" (2.17m x 2.49m)

House Bathroom:

Garage: 10' 6" x 22' 8" (3.21m x 6.93m)

### Property Information:

**Parking:** Driveway parking and Garage

**Tenure:** Freehold

**Services:** Mains gas, mains electricity , mains water and mains drainage with soakaway.

**Council Tax:** Westmorland and Furness Council Tax Band:

**Viewings:** Strictly by appointment via Hackney & Leigh

**Energy Performance Certificate:** The full energy performance certificate is available on our website and in our offices

**What3Words & Directions** ///nation.meals.moon

Leave the town centre via Aynam Road and continue as the road veers left, becoming Lound Road. Follow Lound Road as it merges into Burton Road, continuing until you reach the traffic lights outside the James Cochrane Practice. At the lights, take the first left onto Heron Hill and follow the road ahead. At the junction for the Spar, turn right, then take the next immediate right onto Loughrigg Avenue.

Continue down Loughrigg Avenue all the way to the bottom. Number 9 Ruskin Close is the end bungalow on the right-hand side of the cul-de-sac.

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Bedroom One



Bedroom Two



House Bathroom



Rear Garden



## Ruskin Close, Kendal, LA9

Approximate Area = 727 sq ft / 67.5 sq m

Garage = 239 sq ft / 22.2 sq m

Total = 966 sq ft / 89.7 sq m

For identification only - Not to scale



### GROUND FLOOR

 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: 1353179

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