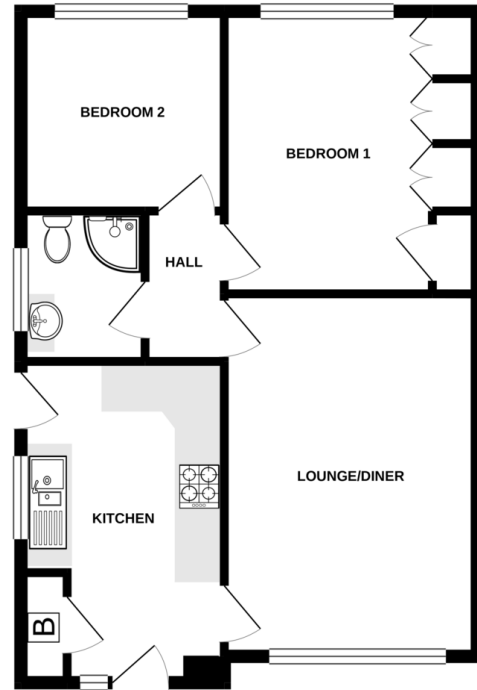


GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Hologram ©2022.

DIRECTIONS:

Travelling out of Kendal along the A6 Milnthorpe Road, just before the Kendal College, turn right into Vicarage Drive. Continue up the hill and turn right into Hillwood Avenue. Take the second right into Fernwood Drive and number 12 is on the right-hand side at the end of the cul de sac.

COUNCIL TAX BAND: C

EPC: CURRENT 65 POTENTIAL 84

TENURE: Freehold

Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase.

Money Laundering In the event of prospective purchasers making an offer on a property, in relation to the Money Laundering Regulations photographic ID and Utility bill showing your address will be required. Please contact the office for their information.



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£260,000
12 FERNWOOD DRIVE, KENDAL



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£260,000 12 FERNWOOD DRIVE, KENDAL, LA9 5BU

A fabulous opportunity to purchase this superb two bedroomed semi-detached bungalow, quietly tucked away and occupying a spacious corner plot at the head of the cul de sac. The bungalow is in excellent order throughout and has been lovingly maintained by the current vendor. Ramp access to the front door leads you into the kitchen and then through into the light lounge/dining room. Both bedrooms are to the rear of the property and look out over the garden with fantastic views beyond, shower room has modern style suite. Externally to the front is a lawn area with mature planting and a generous drive with parking for several



vehicles including motorhome/caravan, the drive leads to a single garage. At the rear is a paved and gravelled area with mature planting. An easy maintenance home that's not to be missed!

From the front of the property there is a ramp up to the front door which opens into the kitchen.

KITCHEN

14' 3" x 8' 5" (4.34m x 2.57m) A range of modern style fitted units with complementary worktop over, 1 1/2 bowl stainless steel sink, integrated AEG oven and grill, AEG gas hob with AEG extractor fan over, space and plumbing for washing machine, built in corner cupboard housing Worcester Bosch boiler, window and external door to side aspect, door to lounge/diner.

LOUNGE/DINER

16' 1" x 11' 4" (4.9m x 3.45m) Window to front aspect and door to the inner hall.

INNER HALL

6' 7" x 2' 7" (2.01m x 0.79m) Doors lead to the two bedrooms and shower room, access to the insulated and boarded loft space with ladder.

BEDROOM ONE

12' 6" x 9' 8" to wardrobes (3.81m x 2.95m to wardrobes) Built in wardrobes providing shelving and hanging rails, additional built in storage cupboard with shelving, window to rear with shutters.

BEDROOM TWO

8' 10" x 8' 7" (2.69m x 2.62m) Built in wardrobes providing shelving and hanging rail, built in drawers, window to the rear aspect.

SHOWER ROOM

6' 2" x 5' 6" (1.88m x 1.68m) The suite comprises corner shower, vanity unit with wash hand basin and w.c., window to the side aspect with shutters.

EXTERNALLY

To the front there is an area of lawn with well-established planting. The driveway provides parking for several vehicles and leads to the single garage, mature planted flower border. To the rear is a paved patio with steps to a decorative pebbled area with well-established mature trees and shrubs and providing far reaching views.

GARAGE

17' 9" x 10' 7" (5.41m x 3.23m) With an up and over door and separate side entrance, power and light and window at the far end.

