



113 Hall Park, Burneside – LA9 6RE

Kendal

Offers Over £300,000



# 113 Hall Park

Burneside, Kendal

Nestled at the head of the cul-de-sac and overlooking the childrens play area, we present this spacious three-bedroom semi-detached house close to local amenities and schools. The property features a large driveway leading to a garage, providing ample parking space. The generous rear garden of this property is a true gem, backing onto the serene Burneside Hall and open fields. The kitchen/dining room is ideal for hosting gatherings, while the lounge with patio doors allows for a seamless transition to outdoor living. Additional conveniences include a utility room, downstairs WC, and a family bathroom. Don't miss out on this wonderful family home!

The property has a local occupancy clause, prospective purchasers need to have evidence of living or working within the County of Cumbria for 3 years prior to purchase.

Council Tax band: C

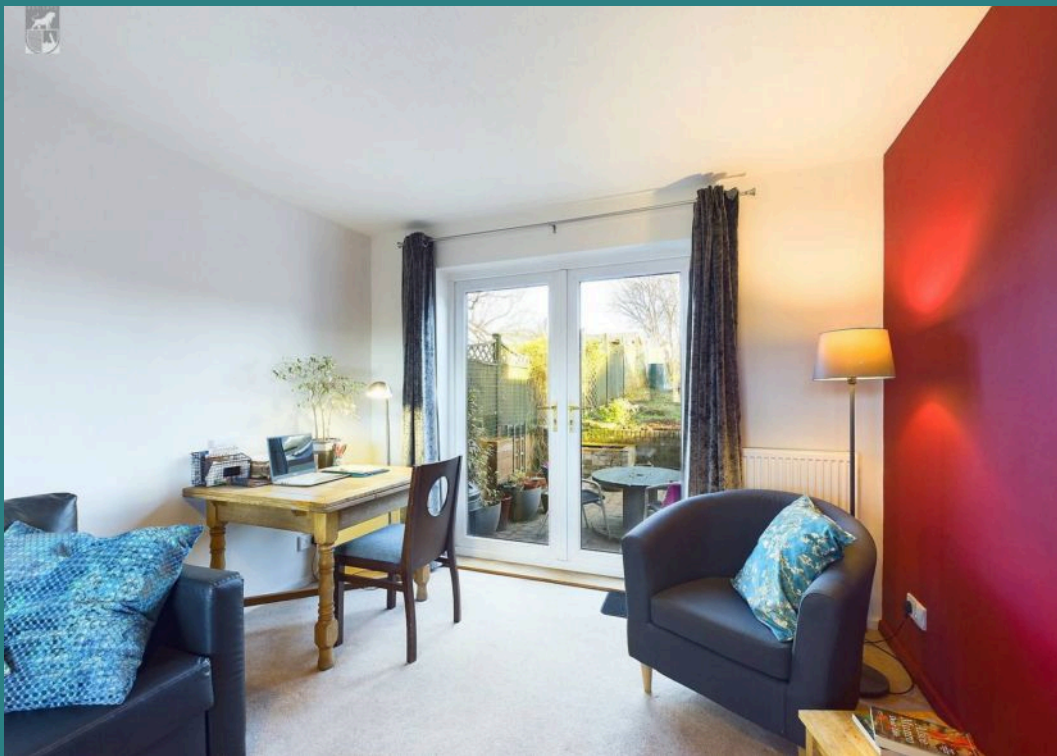
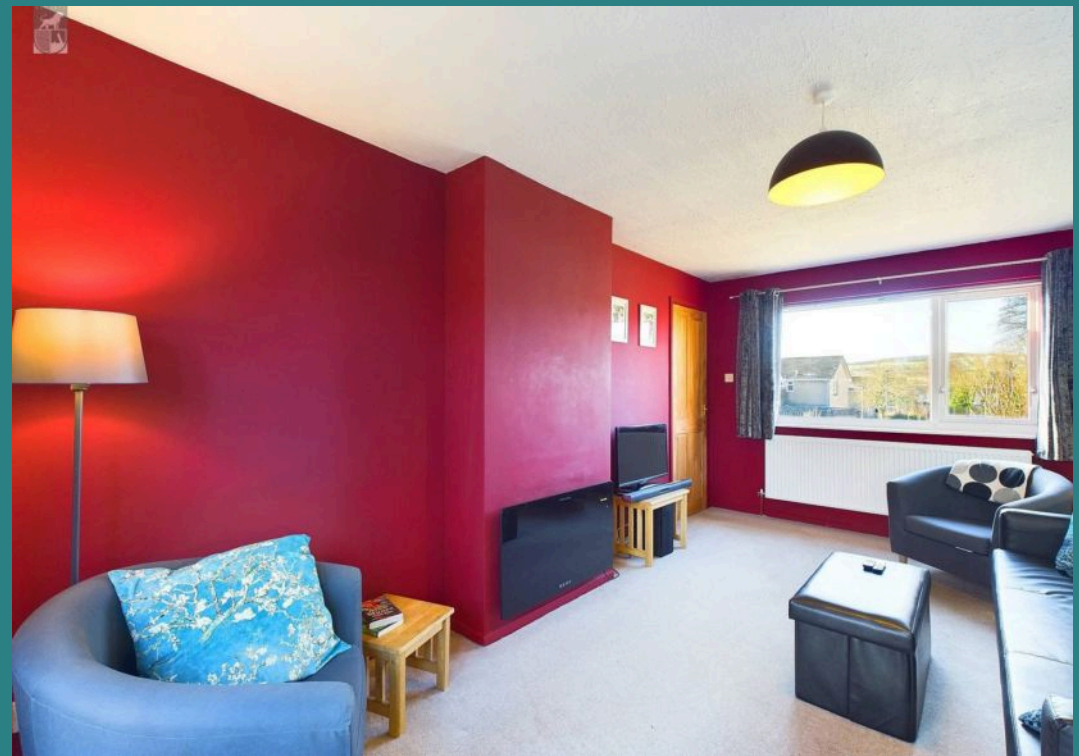
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D









### **Entrance**

Entry porch at the front of the property, with space for storing shoes & windows with privacy glazing. This leads into the hallway where doors open to the living room, kitchen, understairs cupboard, and stairs up to the first-floor landing.

### **Living Room**

The living room comprises a window to the front aspect, French doors leading to the garden and a Berg electric heater.

### **Kitchen/Diner**

The kitchen comprises a range of fitted storage units with a complementary worktop. There is a built-in Logik oven, a 4-ring hob with an extractor fan over, a 1½ bowl sink, space/plumbing for a fridge, room for a dining table, and windows to the front & rear aspect.

### **Utility Room**

The utility is right next to the kitchen—it has shelving/storage space, space/plumbing for a freezer, a drying rack, a door leads to where the washing machine is, and access to the downstairs W.C.

### **Downstairs W.C.**

This room has a W.C., a vanity wash hand basin, shelving space, a radiator, and a window with privacy glazing to the rear. This is also where the gas meter is located.









### **First Floor Landing**

Doors open to 3 bedrooms, a shower room, a bathroom, and an airing cupboard.

### **Bedroom**

This bedroom is a decent space with room for storage and a window to the front aspect.

### **Bedroom**

A bedroom that is currently being used as an office; there is a built-in wardrobe and plenty of room for storage.

### **Bedroom**

This bedroom is also being used as an office. There is a window to the rear that overlooks Burnside Hall.

### **Bathroom**

This suite comprises a bath with a shower, a wash hand basin, a W.C., a stainless steel ladder radiator, a fan, and a window with privacy glazing to the rear.

### **Shower Room**

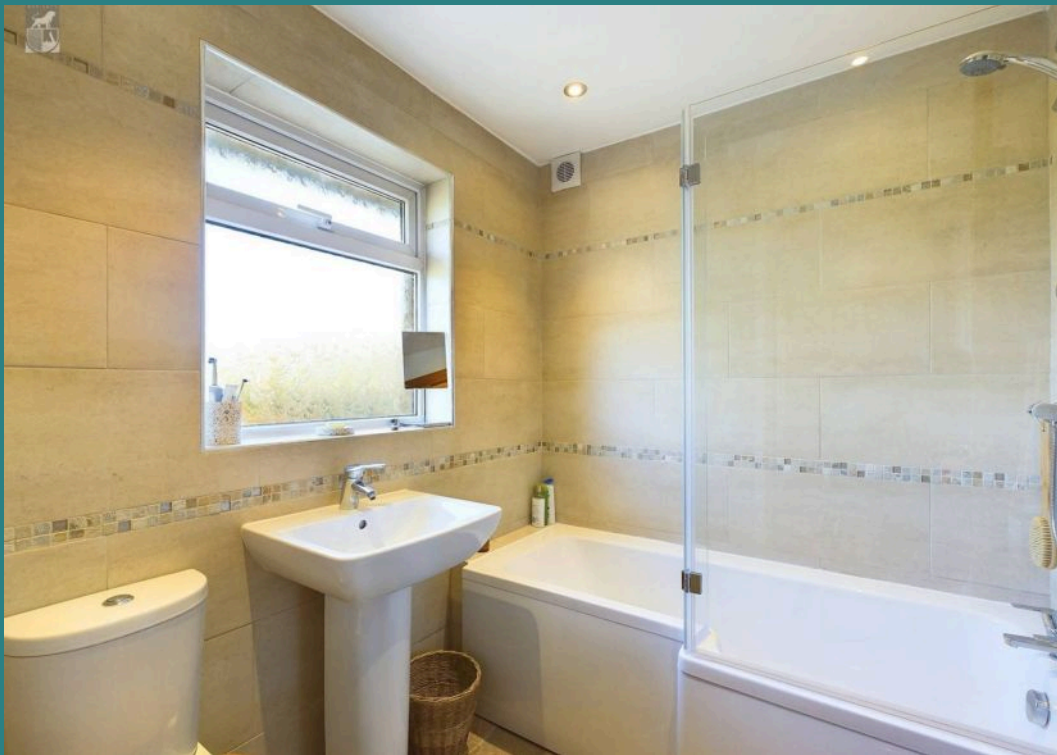
The shower in this room fills the whole space; there is a fan on the ceiling and a window with privacy glazing to the rear.

### **Airing Cupboard**

This is where the Ariston boiler is located; there is also a little space for storage.









## Garden

The front garden has a path/steps up to the front door, a lawn area on each side, trees/bushes all around, and a bin area at the bottom. The rear is a tiered garden that has a stone patio at the bottom and lawned space as you make your way up. There is space for a seating area on the patio and planting beds at the top of the garden. There is a tiny man-made pond and an outside sink. Great views over Burnside Hall.

## Garage

Single Garage

A large garage with an up and over door, currently being used for storage and workshop.

## Driveway

3 Parking Spaces

Driveway on the side of the property, with a capacity for 3 cars.

## On street

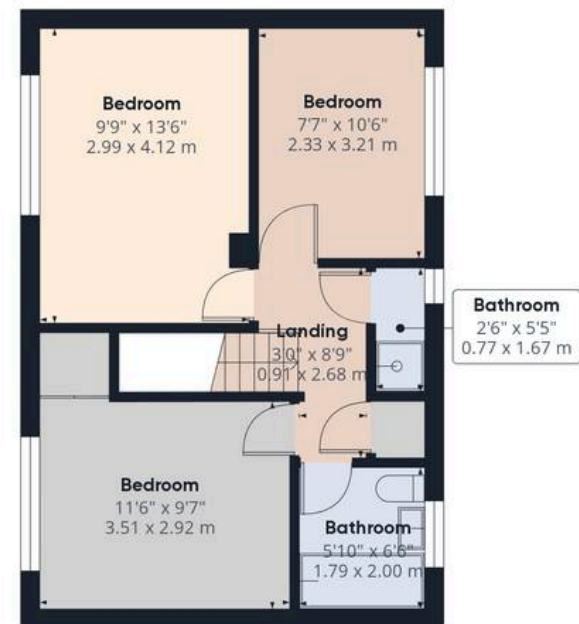
Parking area at the front of the property, next to the children's park.



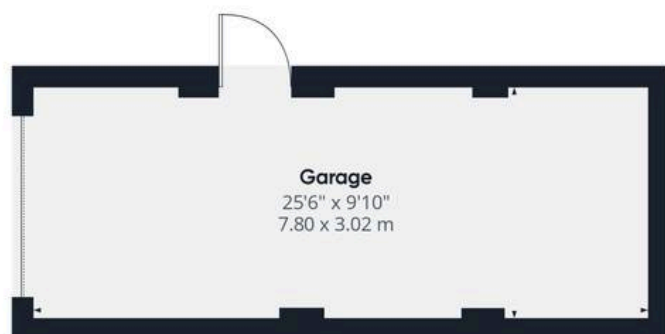




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2





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