



ARNOLD  
GREENWOOD

19A 20A  
19 20

19a Bleaswood Road, Oxenholme – LA9 7EY

Kendal

Guide Price £160,000



# 19a Bleaswood Road

Oxenholme, Kendal

A two-bedroom first floor flat that presents a wonderful opportunity for those seeking a peaceful and comfortable abode. Situated in the village of Oxenholme and within walking distance of the train station this delightful flat is tucked away on a quiet cul-de-sac. The property boasts a lounge/dining room, two bedrooms and bathroom. Externally there is an elevated garden exclusively belonging to this flat and the convenience of allocated parking, further enhancing the appeal of this residence. No upward chain.

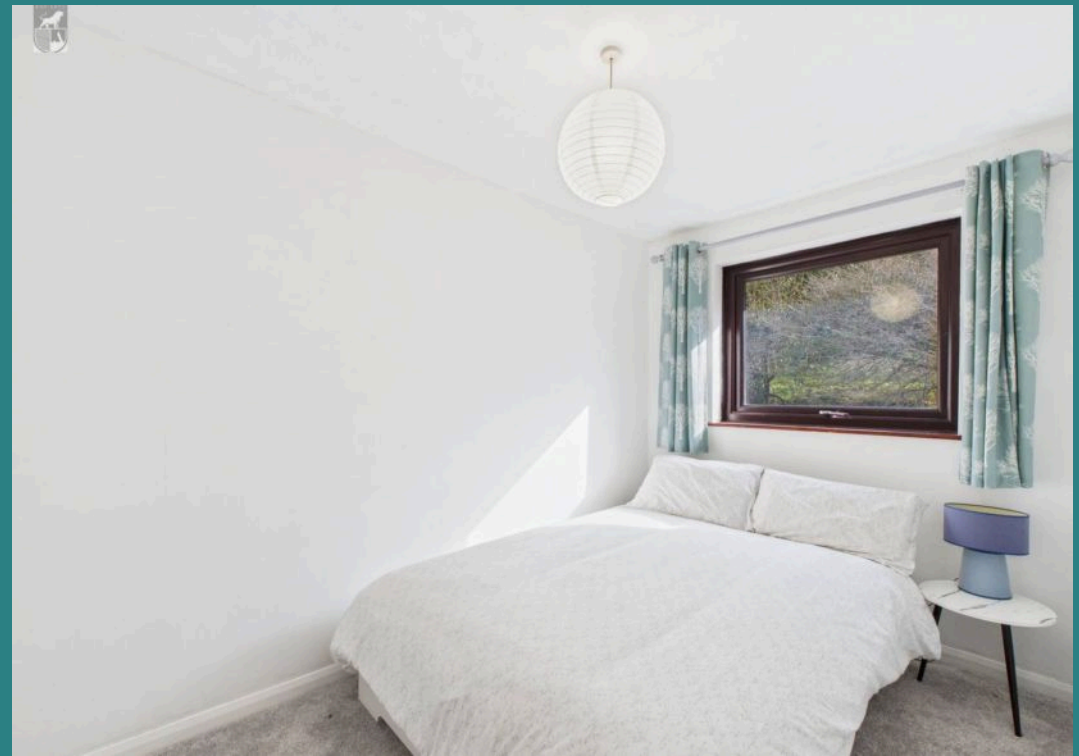
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C







### Entrance Hall

7' 10" x 3' 1" (2.39m x 0.94m)

The entrance to the flat has doors that open to an open-plan lounge/dining room, bedrooms, bathroom, and a cupboard.

### Living/Dining Room

17' 4" x 10' 7" (5.28m x 3.22m)

The lounge has a window with views towards Kentmere Horseshoe and Scout Scar.

### Kitchen

5' 5" x 7' 4" (1.66m x 2.23m)

This kitchen has a range of fitted storage units with a complementary worktop. There is a Hotpoint built-in oven, an induction hob, a stainless steel sink with a mixer tap, space/plumbing for a washing machine and a fridge/freezer, and a window to the rear.

### Bedroom One

14' 1" x 8' 9" (4.29m x 2.66m)

This double bedroom has fitted wardrobes and a window that looks out to far reaching views of Kentmere Horseshoe and Scouts Scar.

### Bedroom Two

10' 10" x 7' 7" (3.30m x 2.30m)

Bedroom with a window to the rear.

### Bathroom

6' 9" x 5' 5" (2.07m x 1.66m)

This suite comprises a shower over a bath with a glass screen, a vanity wash hand basin, a W.C., a fan, and a stainless steel ladder radiator.





## GARDEN

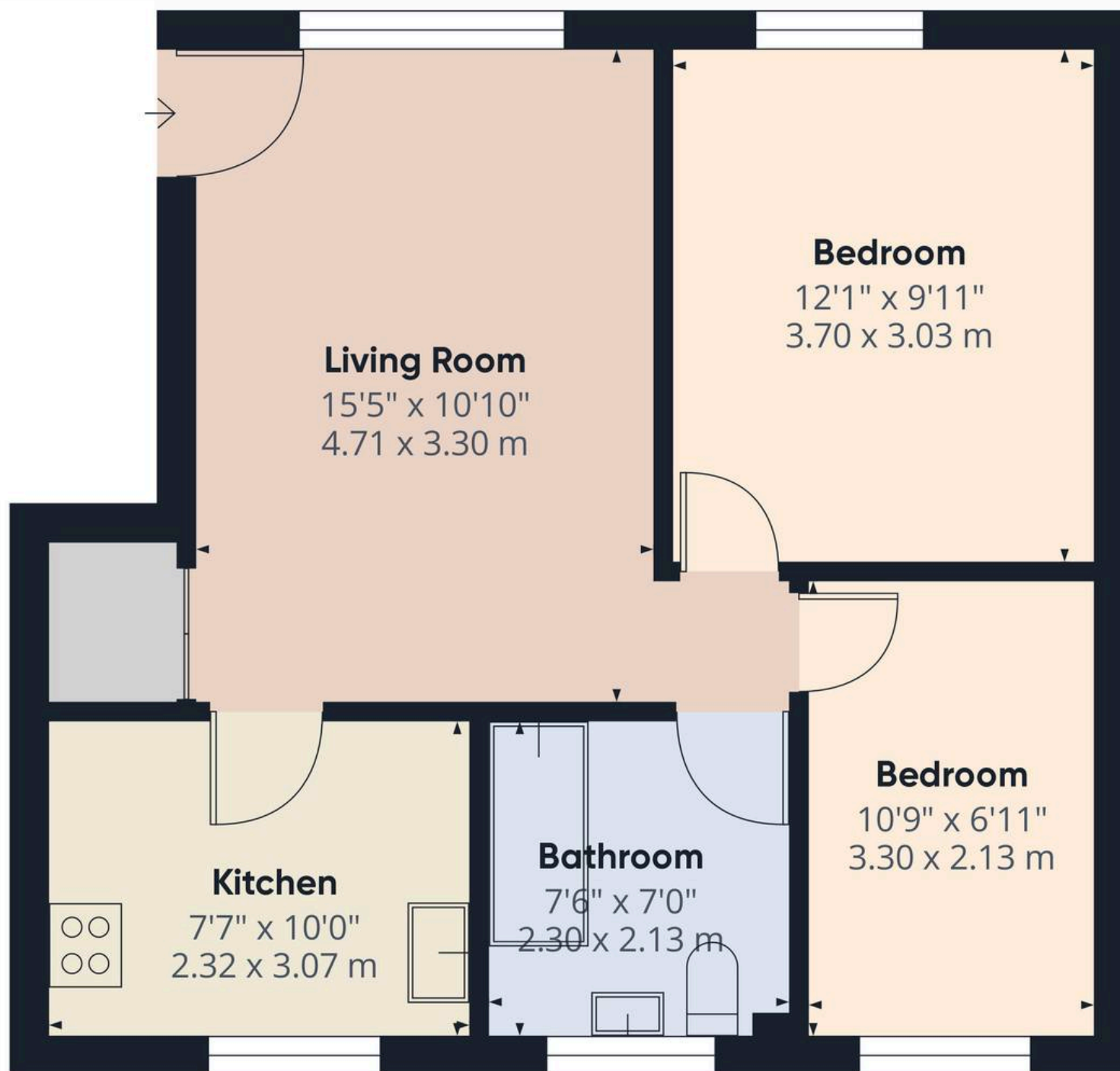
Garden to the rear backing onto the Helme.

## ALLOCATED PARKING

1 Parking Space







Approximate total area<sup>(1)</sup>

519.8 ft<sup>2</sup>

48.29 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C





## Arnold Greenwood Estate Agents

Arnold Greenwood Solicitors, 8-10 Highgate - LA9 4SX

01539733383

kendal@arnoldgreenwood.co.uk

[www.arnoldgreenwoodestateagency.co.uk/](http://www.arnoldgreenwoodestateagency.co.uk/)



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.