



ARNOLD
GREENWOOD

25 Hillswood Avenue, Kendal – LA9 5BT

Kendal

Guide Price £270,000

25 Hillswood Avenue

Kendal, Cumbria

This charming 3-bedroom semi-detached house offers breathtaking views towards Benson Knott and the South Lakes Fells, located to the South of Kendal town within a sought-after residential cul-de-sac. The property was built in the 1970's has been within the same ownership since new, in need of some modernisation and upgrading to the general decor and kitchen, but offering a modern shower room and double glazing with gas central heating. The property additionally boasts two reception rooms, a large sunroom with a slate roof, three bedrooms, two double and one single/office and the modern shower room.

Outside, The front features an elevated side garden, steps to the front door and garage with driveway parking for two vehicles. The rear of the property is a tiered garden leading to open woodland with panoramic views on two sides. The garden is built into the rockside with rockery style planting. Above the garage there is a roof terrace enjoying magnificent views. A fantastic opportunity to purchase a great value property within a conveniently placed location for Kendal's amenities.

Council Tax band: TBD

Tenure: Freehold

EPC Rating to follow



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Living Room

17' 4" x 11' 10" (5.28m x 3.61m)

Magnificent far reaching elevated views towards Benson Knott and the South Lakes fells. Generously spaced with large windows, access from the inner porch and into the dining room.

Kitchen

8' 0" x 12' 8" (2.44m x 3.86m)

Dining Room

9' 0" x 12' 8" (2.74m x 3.86m)

Dining space, wood-style flooring, stairs to the first floor/under-stair storage. Wood style flooring. Windows to the rear and kitchen access.

Sunroom

13' 5" x 6' 5" (4.09m x 1.96m)

Generously sized sunroom. Featuring a pitched slate roof, ceramic tiled floors and French doors accessing the lower terrace and garden.





Bedroom One

9' 1" x 9' 9" (2.77m x 2.97m)

Far reaching fellside views, large windows. Double in size, neutral decor and inbuilt storage.

Bathroom

7' 11" x 6' 8" (2.41m x 2.03m)

Spacious in size, panelled walls/ceiling with LED lighting. Walk-in shower cubicle. W.C and handbasin. Dual aspect windows and heated chrome towel radiator.

Bedroom Two

10' 0" x 12' 0" (3.05m x 3.66m)

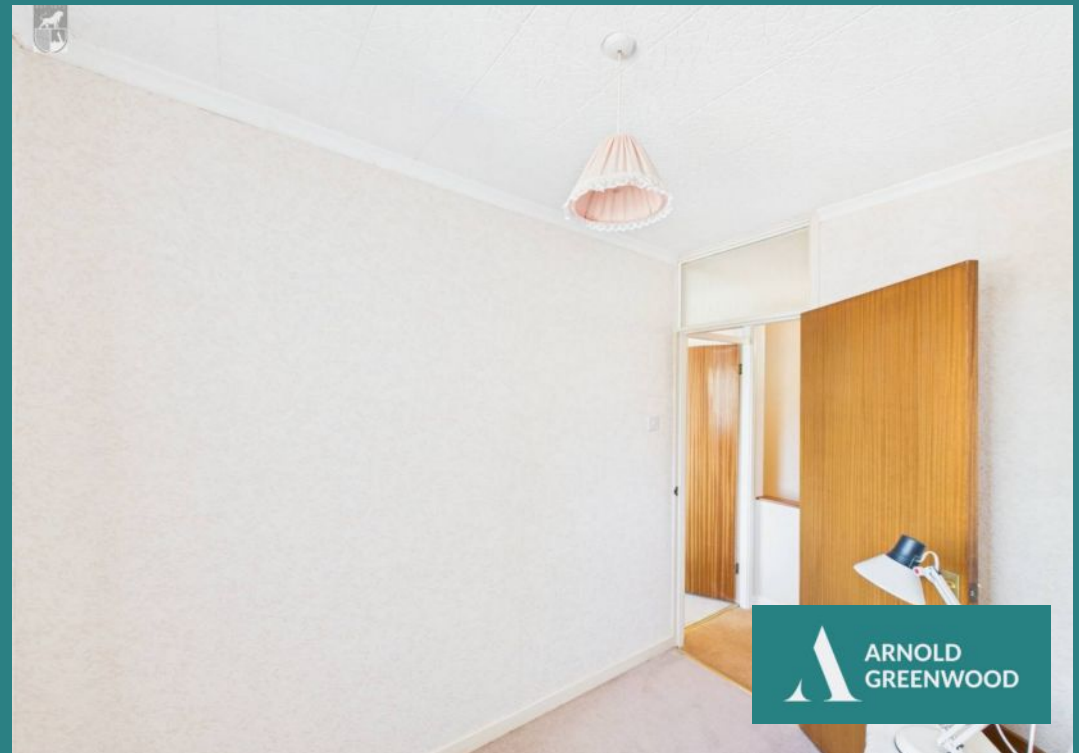
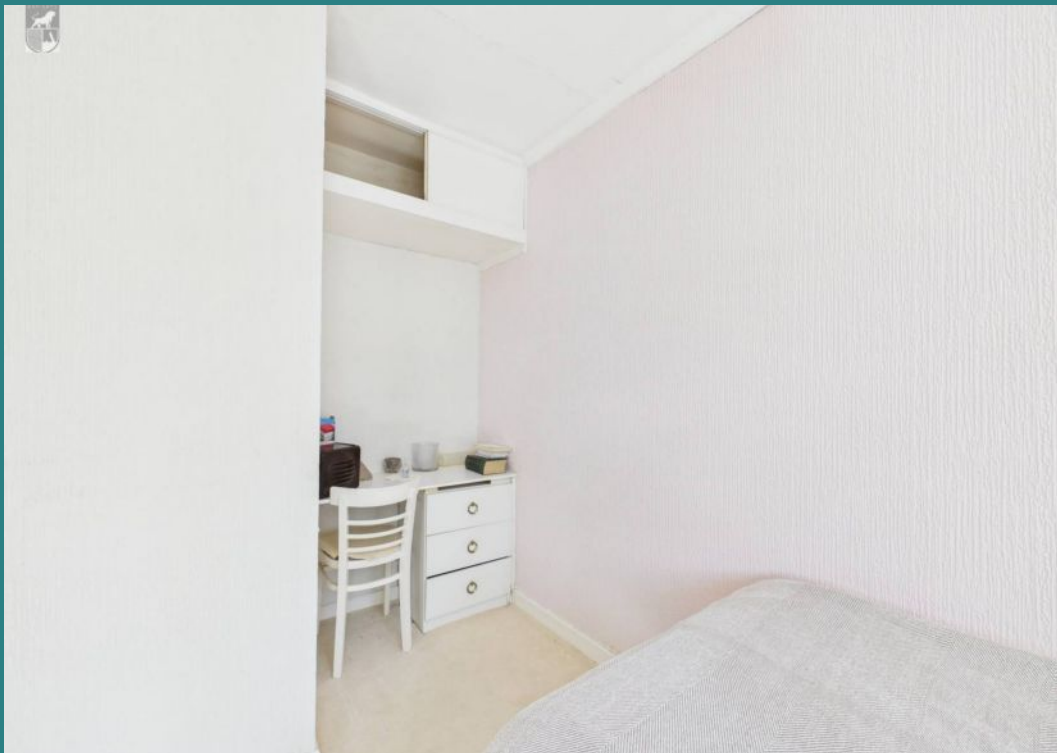
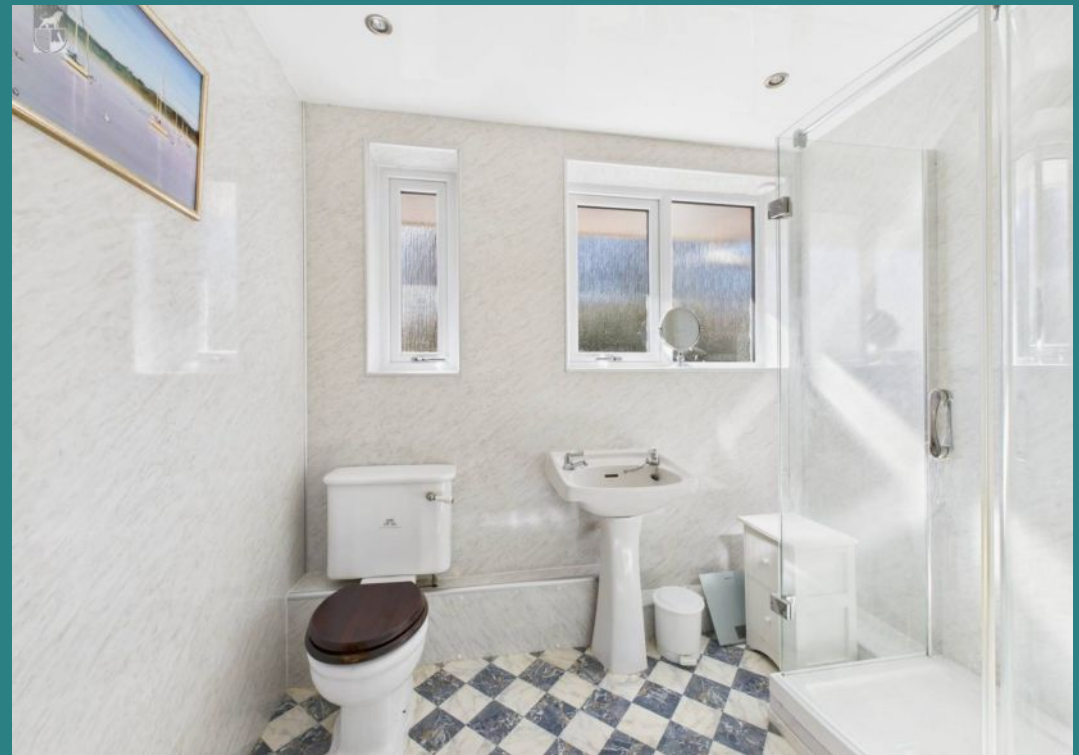
Double in size with garden facing views. Beige carpets, space for wardrobes and a convenient vanity area.

Bedroom Three

7' 0" x 8' 9" (2.13m x 2.67m)

Ideal children's room or office space. Single in size, superb views across the South Lakes Fells.





Garden

Tiered garden with a path to open woodland at the rear of the property. Open panoramic views from two sides. Rockery style and a well stocked garden with established planting. To the front you will find steps to the front door with an established garden to the side. Additionally you will find driveway parking with further access to the garage and a side terrace with outstanding views.

Garage

Single Garage

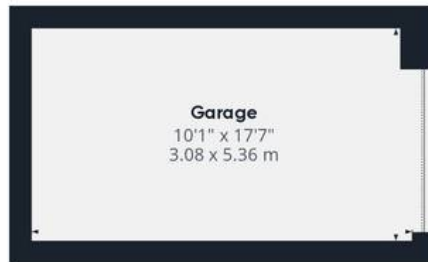
Parking for one vehicle within the garage plus the driveway.

Driveway

1 Parking Space

Driveway parking for one vehicle.





Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

1107.72 ft²

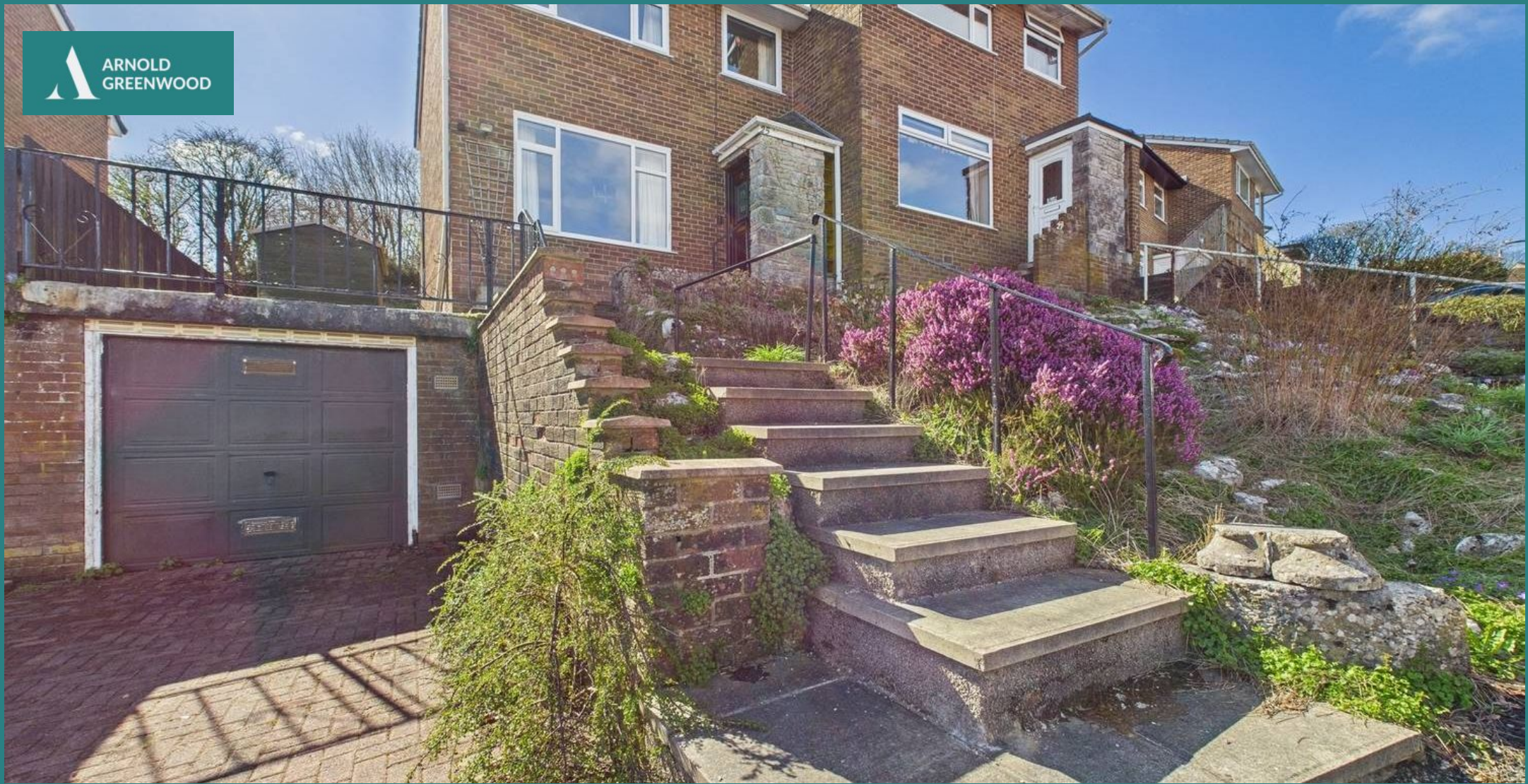
102.91 m²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with the standard.





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