

# HUNTERS<sup>®</sup>

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## Burneside Road

Kendal, LA9 6EB

Asking Price £199,950



# 163 Burneside Road

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## Lounge

14'7" x 11'11" (4.45m x 3.63m)

Well sized reception room. Neutral decor. Large front windows and featured hearth with gas fire.

## Dining Room

14'7" x 9'6" (4.45m x 2.90m)

Open aspect into the kitchen, fireplace and sliding doors to the garden.

## Kitchen

6'4" x 8'2" (1.93m x 2.49m)

White style fitted units and worktops, breakfast bar. Sink/drainage, oven and hob. Rear garden access. Boiler located here.

## Porch

9'11" x 5'8" (3.02m x 1.73m)

Modern fitted porch with entry doorway to the inner hallway.

## Bedroom one

13' x 11'11" (3.96m x 3.63m)

Large bedroom with front facing windows and inbuilt storage.

## Bedroom two

12' x 9'6" (3.66m x 2.90m)

Rear view towards Benson Knott. Fitted storage and newly plastered ceiling.

## Bedroom three

8' x 9'11" (2.44m x 3.02m)

Generously sized single room. Front facing views.

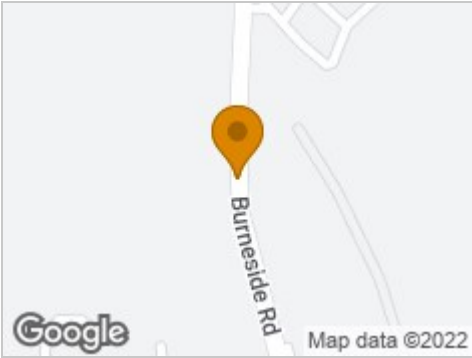
## Shower room

7' x 6'5" (2.13m x 1.96m)

Shower cubicle. W.C and hand basin. Inbuilt storage.



Road Map



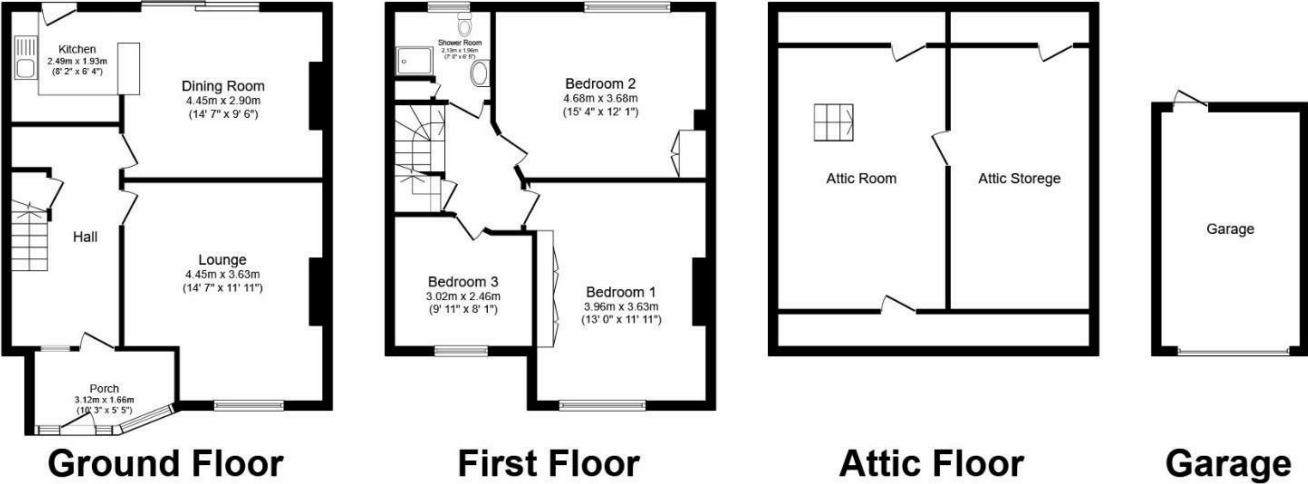
Hybrid Map



Terrain Map



Floor Plan

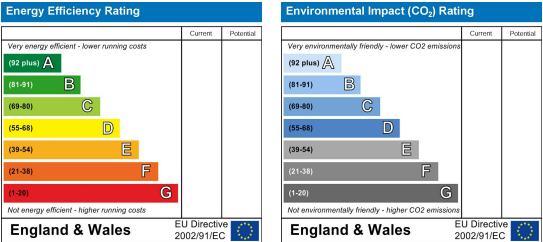


Total floor area 172.8 sq.m. (1,861 sq.ft.) approx  
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Viewing

Please contact our Hunters Kendal Office on 01539 816399 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.