



112 Bellingham Road, Kendal

- Cul-de-sac location within a popular residential area
 - Brand new kitchen and shower room
 - New central heating system and wiring upgrades
 - Generous garden to the front and private garden to the rear
- Energy performance certificate D (please note a new heating system has since been installed)
- Undergone a full renovation over the last two years
 - large living room with open views
- Two modern bedrooms, large master and second single room or dining room
- Driveway parking for five cars plus the garage

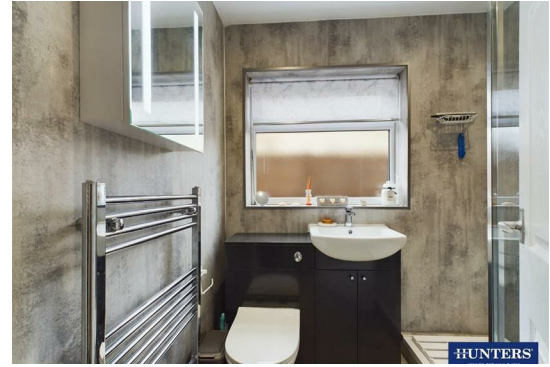
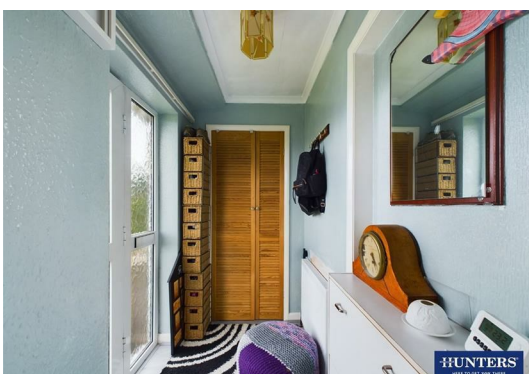
Asking Price £299,000



Situated within a highly desirable popular residential area to the south of Kendal. Beautifully presented throughout having undergone a full renovation over the last year. Including a new contemporary fitted kitchen with appliances, a brand newly completed shower room with stone style tiling, power shower and vanity sink. Generously sized living room with new gas fire, modern décor and flooring. Two bedrooms, one double with fitted wardrobes and a single room, accessing the garden via French doors, which could also be a dining room. Outside you will find a private garden at the rear, with trees, planting beds, a central lawn and terrace.

To the front of the property you will find driveway parking for five cars, plus a spacious garage and a front lawn.

There's a local regular bus service into town, schools, colleges and parks nearby. A short drive away you will find Supermarkets, a doctors surgery, the leisure centre and Oxenholme mainline train station, a 15 minute drive away from the M6 motorway and 20 minutes drive from the Lake District Nation Park.





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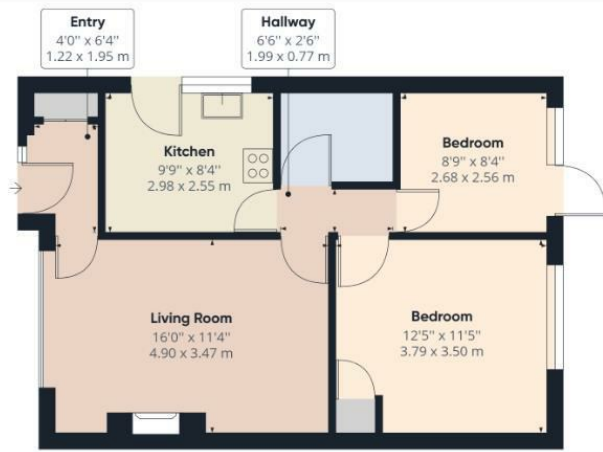
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Ground Floor Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

739.56 ft²
68.71 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.

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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

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.



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