



21 Esthwaite Avenue, Kendal

- Situated within the popular area of Heron Hill
- Generous living space with light and spacious rooms
 - Established front and rear gardens
 - Three bedrooms, two doubles and one single
 - separate converted dining room
- Close to schools, parks and facilities
- Potential to add value and your own personality
 - Driveway parking for four vehicles
 - Open plan living room with gas fire
 - Energy performance certificate D

Offers Over £315,000

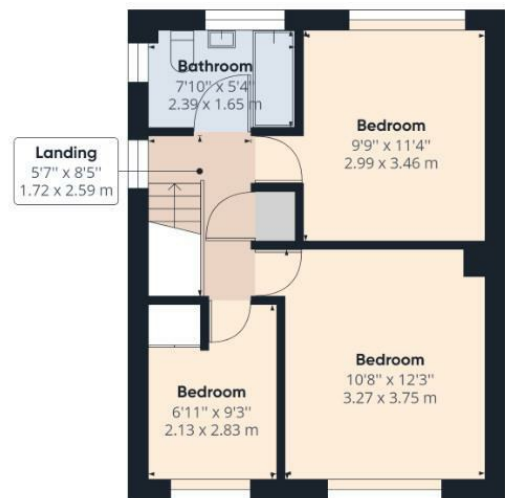
HUNTERS®
HERE TO GET *you* THERE

Link detached family home in the popular location of Heron Hill, close to schools and amenities. Situated on an elevated generous plot, with parking for four vehicles, established front and rear gardens, with great views towards the Helm. The property is neutral and spacious throughout offering excellent living space with a large living/dining room, fitted kitchen with garden views, leading into the formal dining room with access to both the garden and the former garage, which is now a handy storage/utility area. Upstairs you will find three good bedrooms and family three piece bathroom suite.

The property has the benefit of gas central heating and double glazing. Provides a great opportunity to upgrade and add value, by updating the kitchen and bathroom suite, whilst adding your own personal taste to this spacious home.







Approximate total area⁽¹⁾
 992.59 ft²
 92.21 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.

GIRAFFE360

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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	78
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.



86 Highgate, Kendal, LA9 4HE
 Tel: 01539 816399 Email:
 kendal@hunters.com <https://www.hunters.com>