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Hayclose Road, Kendal

£222,500



The ideal investment buy or starter home, located within the popular family friendly residential area of Kendal Parks. Close to schools, parks with fantastic road, rail links and bus services. This end terrace property benefits from front and rear gardens and a separate garage for private parking. Internally the property is spacious with a family sized living room, separate dining area, three bedrooms. The current owners have installed a brand new fitted kitchen, with granite worktops and modern shower room. The property still needs some finishing off to the décor and flooring, making this the ideal home to place your own individual stamp on the property, with the potential to add value.

The property benefits from double glazing throughout and is heated by electric storage heating.



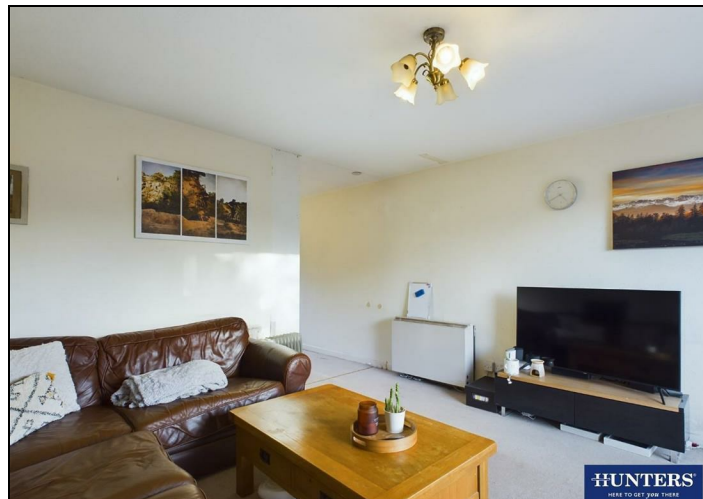
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KEY FEATURES

- Ideal investment buy
- Popular residential location of Kendal Parks
 - Spacious accommodation throughout
 - Three bedrooms
 - Family sized living room
 - Separate dining room
- Newly fitted kitchen with granite worktops
- Contemporary newly fitted shower room
- Private front/rear gardens and garage
- Energy performance certificate E



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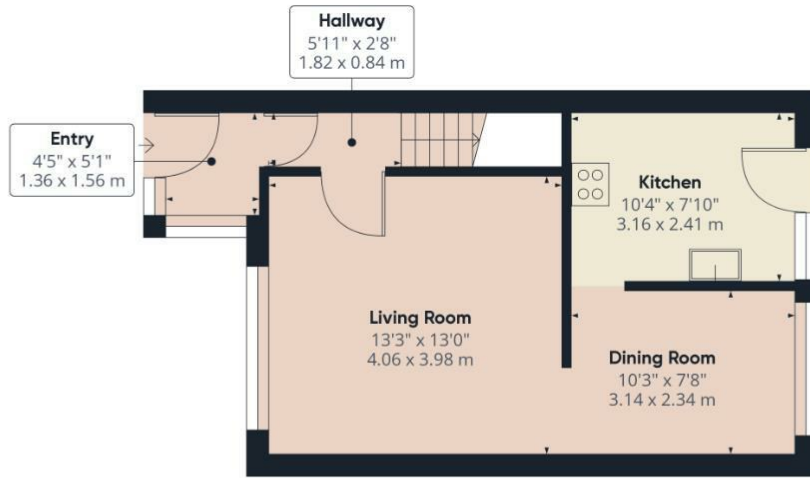
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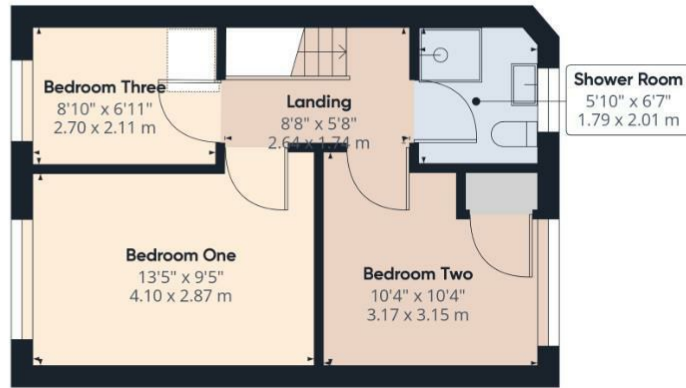
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Ground Floor



Floor 1

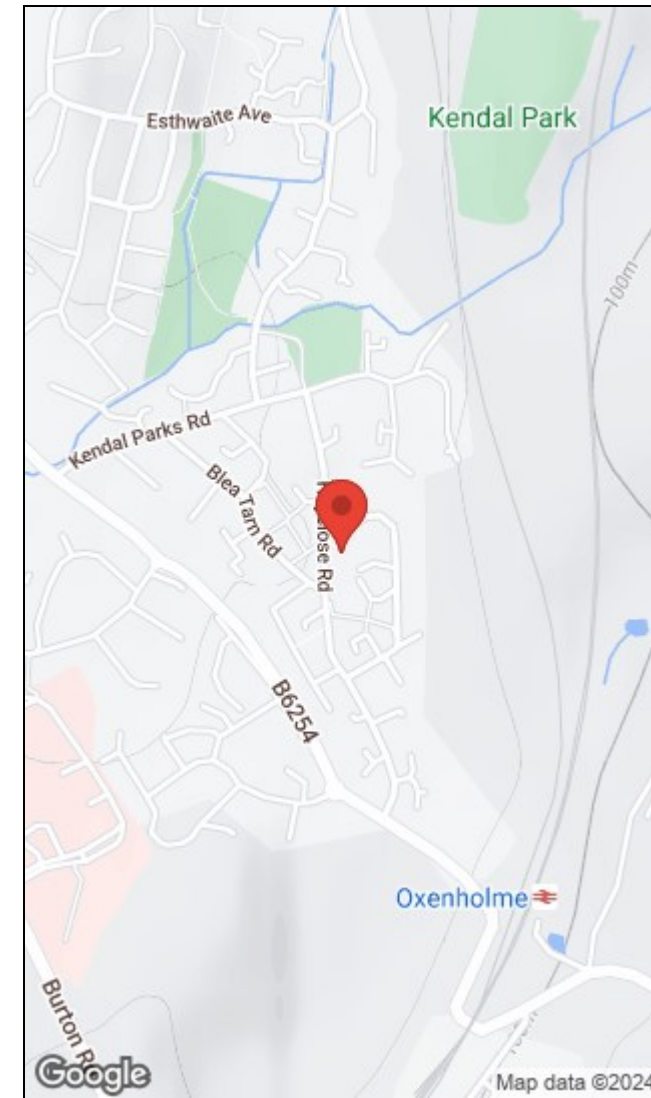


Approximate total area^m
777.19 ft²
72.2 m²

(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.

GIRAFFE 360



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	41
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	41
EU Directive 2002/91/EC	

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