

HUNTERS[®]

HERE TO GET *you* THERE



Briarwood

Burneside, LA9 6PN

Offers In The Region Of £359,950



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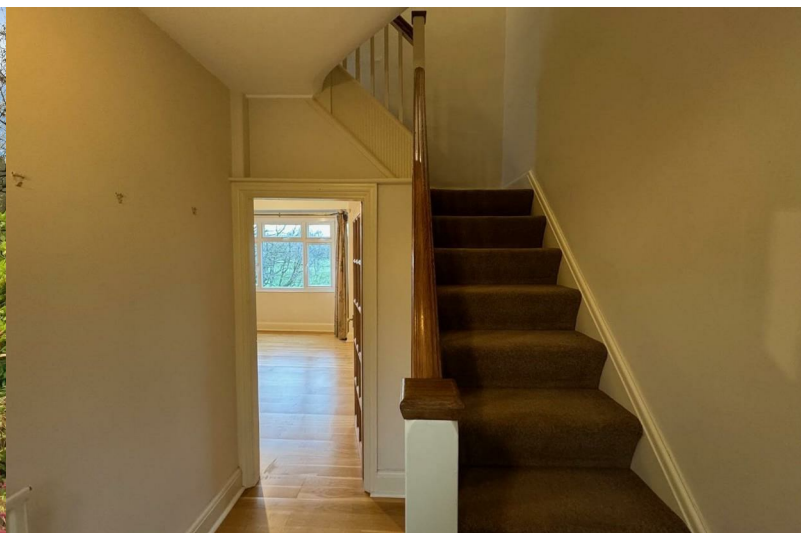
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Council Tax:



1 Briarwood

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ENTRANCE HALL

Stairs up to the first floor and glazed door through to the living room.

LIVING ROOM

18'9" x 10'11" (5.72 x 3.33)

Well proportioned living room complete with log burner and a bay window overlooking the river and golf course. Door leading down to the rear patio and under stairs cupboard.

DINING ROOM

11'8" x 8'0" (3.56 x 2.44)

Window to the front.

KITCHEN

15'6" x 6'4" (4.72 x 1.93)

Modern kitchen complete with a range of fitted wall, base and drawer units with complimenting work surfaces. Appliances including gas hob, electric oven and electric extractor fan. Space for washing machine and fridge freezer. Doors to the side driveway, rear patio and downstairs shower room.

DOWNSTAIRS SHOWER ROOM

7'2" x 3'11" (2.18 x 1.19)

WC, basin and shower enclosure.

BEDROOM ONE

18'9" x 10'7" (5.72 x 3.23)

Window to the rear aspect including river and golf course views.

BEDROOM TWO

11'10" x 10'6" (3.61 x 3.20)

Window to the front.

BEDROOM THREE

8'3" x 6'7" (2.51 x 2.01)

Window to the front.

BATHROOM

11'10" x 5'7" (3.61 x 1.70)

Step down into the bathroom which is complete with WC, basin, corner bath with shower over. Two cupboards housing the boiler and water cylinder.

EXTERNAL

Side driveway suitable for two cars, gate through to the rear patio perfect for summers evening entertaining. Steps leading down to the garden area which leads to an external store overlooking the river.

GARAGE

Single garage with up and over door and separate access door.



Road Map



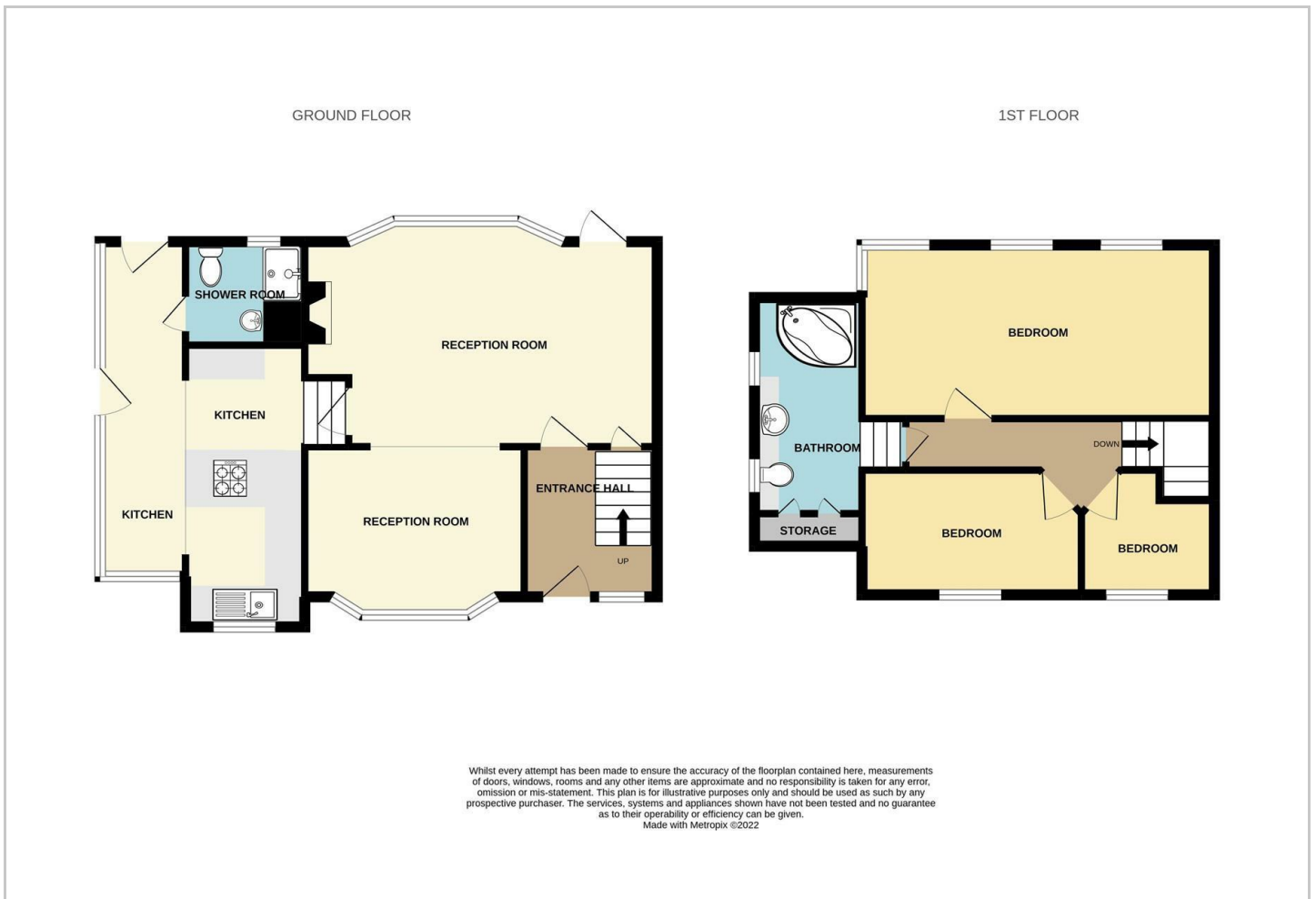
Hybrid Map



Terrain Map



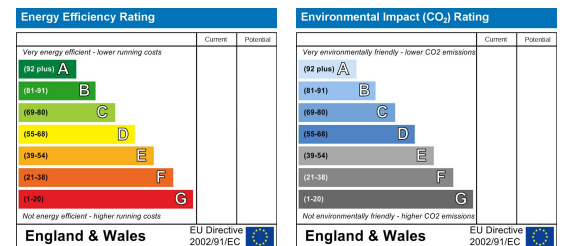
Floor Plan



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.