



Empsom Road, , Kendal, LA9 5PR

- Three bed semi detached home
- Living Room
- Modern bathroom
- Attached garage and block paved driveway
- Loft room

- Extended to create a dining room
- Fitted Kitchen
- Large Rear garden
- Double glazing, gas central heating
- Council Tax Band C

Guide Price £300,000

HUNTERS
HERE TO GET YOU THERE

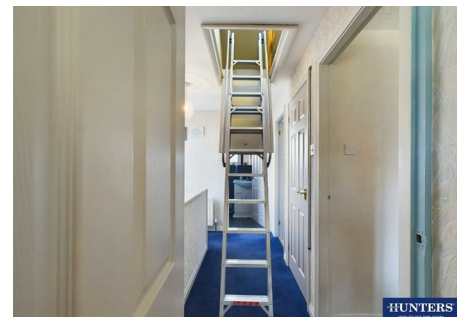
HUNTERS
HERE TO GET *you* THERE

Empsom Road, , Kendal, LA9 5PR



An ideal purchase for a family, this three bed semi detached home is located on a quiet Cul-de-Sac just off Kendal Green, and the property has been extended and well cared for over the years, with accommodation comprising of; entrance hall, living room, kitchen, dining room and to the first floor three bedrooms and a family bathroom. The loft is boarded and has two large Velux windows, there is an attached garage, driveway, and generous gardens that have been landscaped and tiered. Perfect for buyers with young families, and with the further benefit of double glazing and gas central heating.

Empsom Road is in a quiet residential area, located off the highly sought-after Kendal Green, which is to the northern edge of Kendal. The peaceful setting is well placed for access to nearby St Thomas's CofE Primary School as well as having the town centre's amenities within a short minute walk. There is also quick access to Windermere Road leading to the A591 and Lake District National Park, access to the West Coast rail line is possible at nearby Oxenholme Station, and the M6 is close by.



Empsom Road , Kendal, LA9 5PR



Entrance Hall
Through the front door you enter into the entrance hall which has a useful understairs cupboard and provides access to the living room and the stairs rising to the first floor.

Living Room
A good sized room with a bow window to the front elevation, a real flame gas fire and an understairs storage cupboard. Also provides access to the kitchen.

Kitchen
The kitchen is fitted with a range of cabinets at wall and base level with contrasting work surfaces over and with tiling to the splashbacks. Integral appliances include a ceramic hob with extractor fan over, and electric oven, fridge, freezer, dishwasher and inset sink and drainer.

Dining Room
The dining room is located in an extended part of the property

that has opened up the accommodation making the kitchen and real social space for entertaining with family and friends. Flooded with light, there is a stone surfaced breakfast bar, plenty of space for a dining table, and French doors leading to the rear garden.

First Floor Landing
Reached from the stairs rising from the entrance hall and providing access to all the first floor accommodation.

Bedroom One
A good sized double room with a range of fitted furniture including wardrobes, chest of draws, top boxes and bedside cabinets.

Bedroom Two
A second double bedroom.

Bedroom Three
A single bedroom looking out to the front elevation.

Family Bathroom
A modern bathroom with a shower enclosure with thermostatic shower, wash-hand basin, low level WC and chrome towel rail.

Loft
The loft has been fully boarded and has two Velux skylights, light and power. Accessed via a retractable loft ladder.

Garage
An attached garage with up and over door.



Viewings

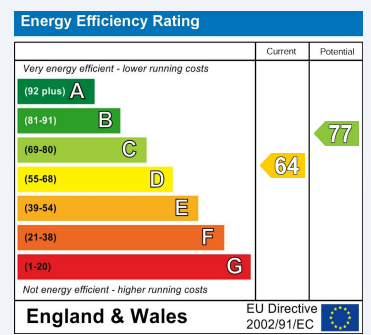
Please contact kendal@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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.



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.

