



Swallow Close

Kendal, LA9 7SN

Offers In The Region Of £270,000



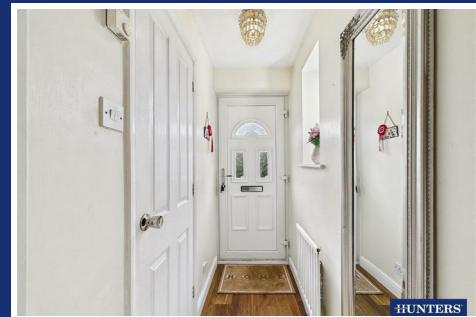
- Three Bed Semi Detached
- Living Room
- Kitchen
- Enclosed Rear Garden
- Inexpensive Lease (£70 Per Year)

- Heated Conservatory
- Ground Floor Cloakroom
- Family Bathroom
- Driveway for Two Cars
- Council Tax Band C

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This three bed semi detached home is located in the popular Heron Hill area on the east of Kendal and accessed off Valley Drive. The accommodation comprises of; entrance hall, cloakroom, living room, kitchen, and conservatory to the ground floor whilst upstairs you will find three bedrooms, two of which are doubles, and a family bathroom.

Outside there is an enclosed garden to the rear with a useful large timber shed, a lawn to the front, and a driveway capable of parking two vehicles. The property is double glazed and has gas central heating.

Kendal town centre, with its wealth of local facilities including local shops bars and restaurants, is a 7 minute drive and ASDA supermarket is less than a mile. For those with children you will find Heron Hill Primary School within easy reach and there is also a local doctor's surgery. Transport links are excellent with quick access to the M6 and to the Westcoast Main line at nearby Oxenholme.

Entrance

5'9" x 3'0" (1.76m x 0.93m)

You enter into an entrance hall that provides access to the ground floor cloakroom and the living room.

Cloakroom

5'11" x 2'8" (1.82m x 0.82m)

With a wash-hand basin over a vanity unit and a low level WC.

Living Room

15'6" x 14'3" (4.74m x 4.36m)

The living room has plenty of space for a three piece suite and living room furniture and has a central fireplace feature. The stairs leading to the first floor are open plan to the room and there is access to the kitchen.

Kitchen

13'11" x 8'3" (4.26m x 2.54m)

The kitchen is fitted with a range of units at wall and base level and with contrasting worktops over. Integral appliances include an electric oven, electric grill, 4-ring gas hob with extractor fan over, a dishwasher, and there is a one-and-a-half bowl sink and drainer. You will find undercounter space for a free standing fridge and a freezer, and there is space and plumbing for a washing machine. There is a useful pantry and an external door to the side leading outside. Double timber framed doors then lead through to the conservatory.

Conservatory

12'10" x 30'1" (3.93m x 9.18m)

The conservatory is a large space and can be purposed for a wide range of uses. The current owners house a family sized dining table and chairs in here and still have ample room for a sofa and side board. French Doors then lead out to the garden.

First Floor Landing

Accessed by the stairs rising from the living room and providing access to all the first floor accommodation.

Bedroom One

14'1" x 8'2" (4.30m x 2.51m)

The largest double room looks out from the front aspect and has space for a double bed and wardrobe.

Bedroom Two

9'11" x 8'0" (3.04m x 2.46m)

The second double room looks out over the rear garden and again had plenty of space for a double bed and wardrobe.

Bedroom Three

7'3" x 6'0" (2.23m x 1.83m)

The third bedroom is a single and looks out to the front of the property.

Bathroom

6'2" x 6'0" (1.90m x 1.85m)

Comprising of a three piece suite with WC, pedestal wash-hand-basin, and panel bath with a thermostatic shower over. The elevations are fully tiled and there is a heated towel rail.

Gardens

The rear garden is enclosed and mainly laid to lawn and with a large timber shed, hard standing, and bark chip area.

Driveway

With space to park two vehicles

AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters' charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

Leasehold

We have been informed the Ground Rent is £70

Floorplan

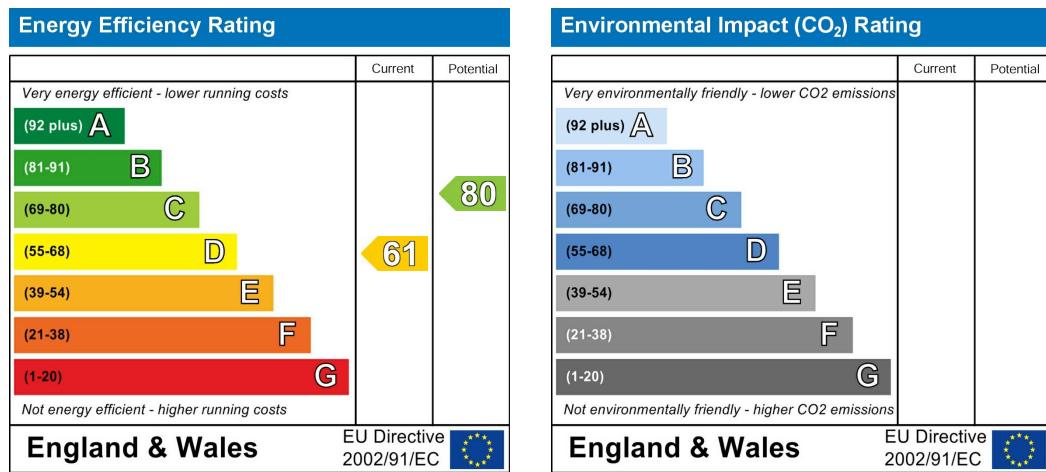






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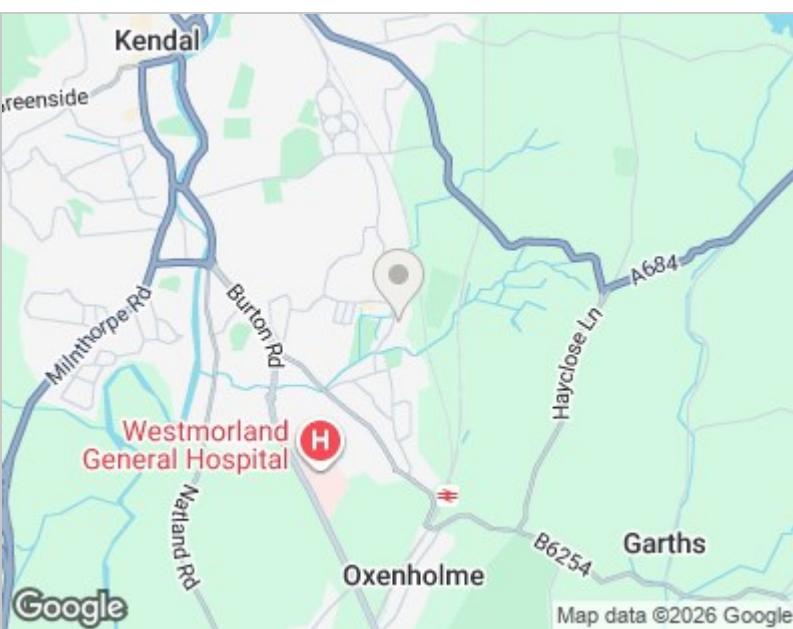
Energy Efficiency Graph



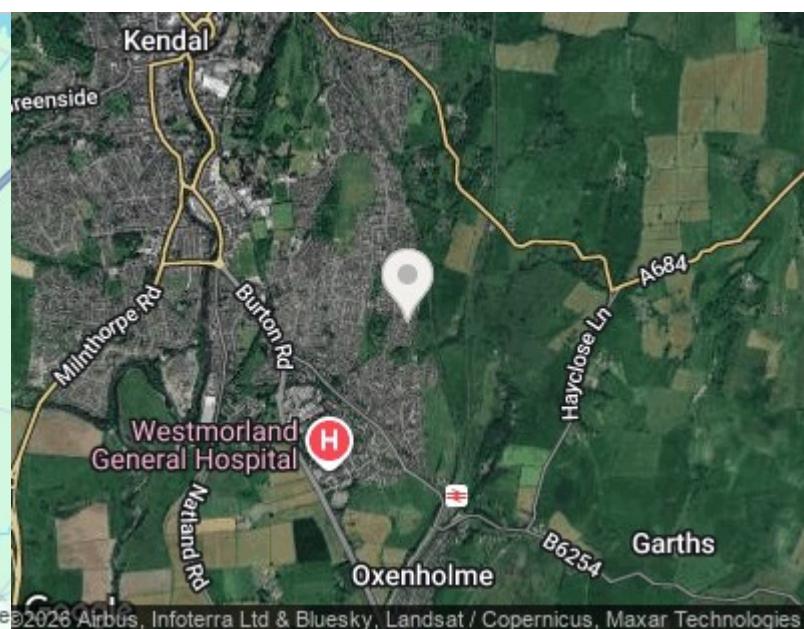
Viewing

Please contact our Hunters Kendal Office on 01539 816399 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



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HERE TO GET *you* THERE

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.

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