



**PRICE £300,000**

**10 BIRCHWOOD CLOSE, KENDAL,  
CUMBRIA, LA9 5BJ**

An attractively presented, detached true bungalow situated in a peaceful residential cul-de-sac to the southern suburbs of Kendal town centre. The property benefits from well-proportioned and extensive driveway parking, front and rear gardens and picturesque views over the town centre towards open countryside in the distance.



3



1



1



Garage &  
Off Road  
Parking



## Kitchen



### DIRECTIONS

Entering Kendal northbound along Milnthorpe Road, proceed past the college and take the next left-hand turn into Vicarage Drive. Continue to the top of the hill and at the T-junction take a right-hand turn into Stainbank Road. Take the first right-hand turn into Birchwood Close and follow the road around to the left where you will find the property situated on the right-hand side.

### LOCATION

Birchwood Close is a peaceful residential cul-de-sac, forming part of a popular residential area situated to the southern suburbs of Kendal town centre. The property benefits from a delightful position allowing elevated views over rooftops to surrounding countryside. The property is conveniently located for nearby amenities and services which include primary and secondary schools, Kendal College, Asda superstore and Kendal Leisure Centre.

### DESCRIPTION

10 Birchwood Close is an attractively presented, detached true bungalow, positioned on a fantastic sized plot of extensive driveway parking and surrounding front and rear gardens. The property has been well cared for by the current owner and now provides a fantastic opportunity for buyers to update and personalise to own tastes and requirements.

Stepping in through the front door, you walk into a hallway with doors leading to the main reception room, kitchen, third bedroom and a separate WC.

The main reception room is a good sized lounge/diner bathed in natural sunlight from a front aspect window. Within the room is a gas fire set on a polished granite hearth with matching inset and a wooden surround.

The kitchen is fitted with a range of wooden storage units and a complementary three-sided worktop. Fitted within the worktop is a single drainer sink with a mixer tap and a four-ring gas hob with an extractor hood over and an electric oven/grill below. There is space for an upright fridge/freezer and under-counter space for a dishwasher.

Opposite the kitchen is a separate WC and the third bedroom, which has good sized single proportions overlooking the front garden.

Off the dining area is an inner hallway, with doors leading to two bedrooms and the bathroom. Both bedrooms overlook the rear garden and are good sized doubles, with ample space around for bedroom furniture.

The bathroom is fitted with a three-piece suite and comprises of a bath with a wall-mounted electric shower, WC and pedestal wash hand basin, surrounded by splashback tiling.

Outside, the property benefits from a fabulous sized, lawned rear garden and a paved patio seating area to sit and enjoy the picturesque views towards open countryside. There is also a detached single garage providing space for a small car or alternatively for storage.

**TENURE**  
Freehold.



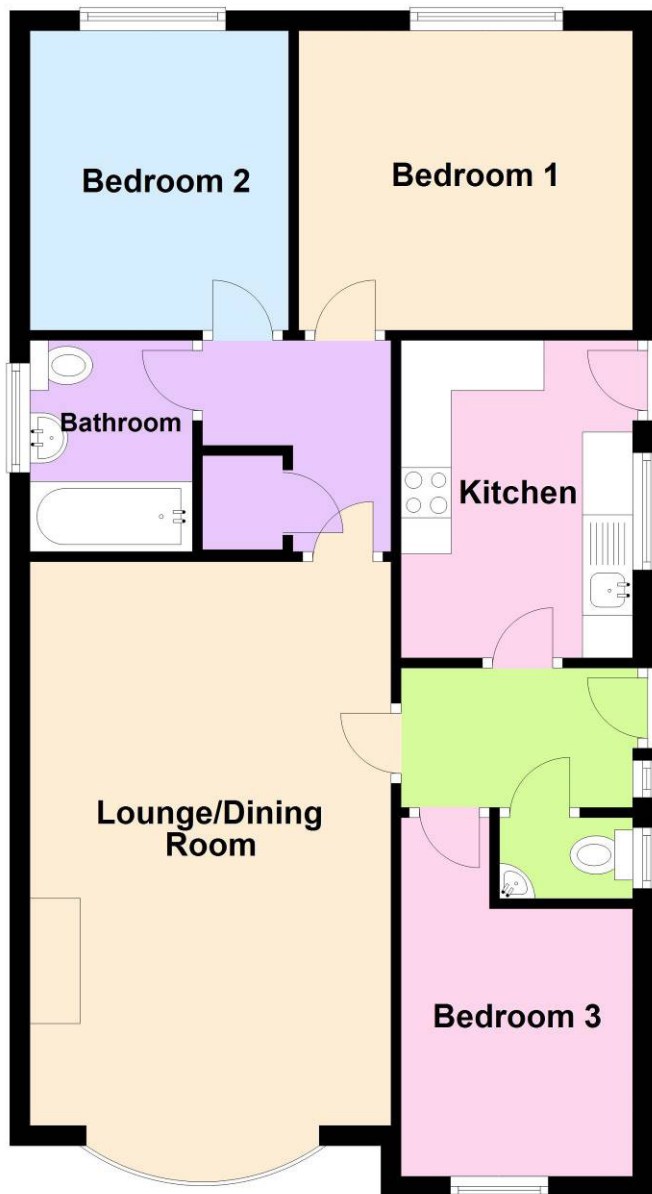
### What we love about the property.....

"A well-proportioned property situated in a peaceful residential cul-de-sac with stunning views and an opportunity to personalise, that will appeal to a wide range of buyers."



## Property layout

### Ground Floor



### ROOM MEASUREMENTS

#### Lounge/Diner

11'10" (3.62 m) X 18'4" (5.60 m)

#### Kitchen

7'6" (2.31 m) X 10'4" (3.17 m)

#### Bedroom One

11'1" (3.38 m) X 9'9" (2.99 m)

#### Bedroom Two

8'5" (2.58 m) X 9'10" (3.00 m)

#### Bedroom Three

7'7" (2.31 m) X 11'8" (3.58 m)

#### Bathroom

5'5" (1.66 m) X 6'10" (2.09 m)

Your viewing appointment is on \_\_\_\_\_

#### Additional information

Council Tax Band: D  
Local Authority: South Lakeland District Council  
Services: Mains gas, electricity, water and drainage.

#### EPC Rating = D

#### Your mortgage arrangements

Poole Townsend Solicitors Ltd are able to help you choose from the many mortgage and life insurance products available. Please contact one of our Independent Advisers for an appointment. Your home may be repossessed if you do not keep up repayments on your mortgage. Poole Townsend are Independent Financial Advisers authorised and regulated by the Financial Conduct Authority. Authorised and regulated by the Solicitors Regulation Authority No.647087.

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#### We are open

Monday – Friday 9.00 – 5.00  
Saturday 9.00 – 1.00

#### Our team are available weekdays

Monday – Friday 8am til 6pm

Barrow 01229 811811  
Ulverston 01229 588111  
Grange 015395 33316  
Kendal 01539 734455  
Milnthorpe 015395 62044

All photographs on this brochure have been taken with a combination of a wide angle lens – 10-20mm aperture and standard lens – 18-55mm.

Internet connection and speeds are available at <http://www.rightmove.co.uk/broadband-speed-in-my-area.html>