



**POOLE  
TOWNSEND**

Westwood Avenue, Kendal, LA9 5BB

£315,000

2 1 2



- Semi detached bungalow
- 2 bedrooms
- Garage and off road parking
- Lovely Views
- Tenure: freehold
- 2 reception rooms
- Modern decor
- Gardens
- No chain
- Council tax band: C





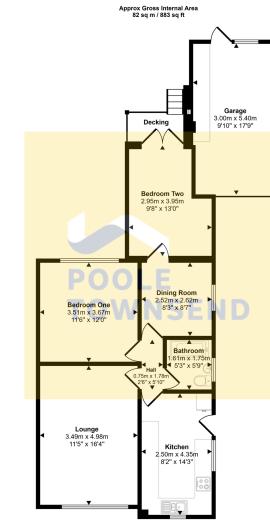
Tucked away in a peaceful spot with sweeping views across Kendal to Benson Knott, this charming true bungalow has been thoughtfully extended and lovingly renovated throughout. The property now combines modern comforts with a warm, inviting atmosphere, making it the perfect place to call home. The beautifully upgraded interiors include a bright and spacious lounge, a separate dining room ideal for family meals, and a contemporary kitchen and bathroom designed with style and functionality in mind. With two generously sized bedrooms, there's plenty of space to relax and unwind. Outside, you'll find low-maintenance, split-level patio gardens, perfect for enjoying the view or entertaining. The driveway and detached garage add practical convenience for bikes and tools. With no upper chain, this home is ready for immediate occupation.

Visit us at

[www.pooletownsend.co.uk](http://www.pooletownsend.co.uk)  
[enquiries@pooletownsend.co.uk](mailto:enquiries@pooletownsend.co.uk)

We are open

Monday – Friday 9.00 – 5.00  
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Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Sizes of items such as bathroom suites are representations only and may not be true to scale. Made with HouseEnergy 200.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient – higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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