



**POOLE
TOWNSEND**

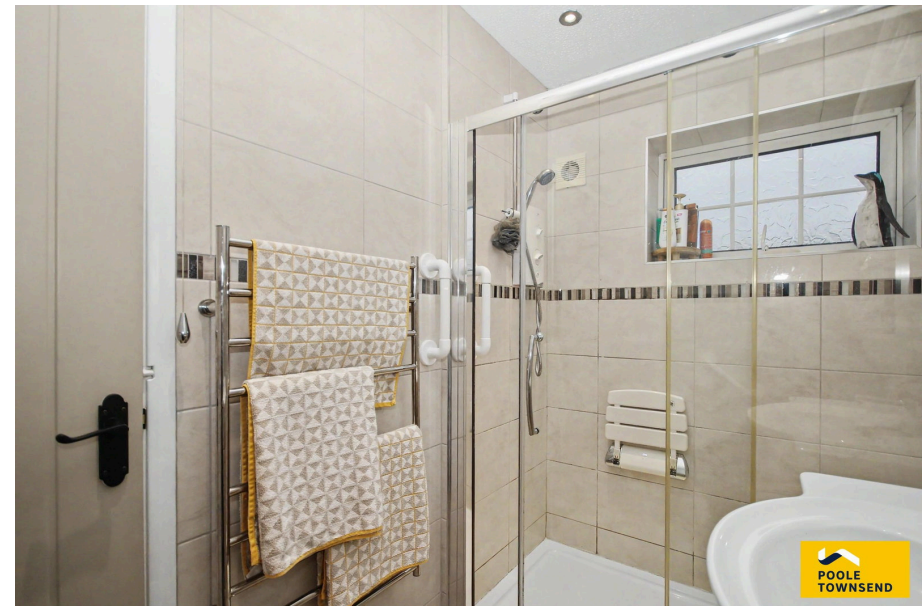
Birkbeck Close, Kendal, LA9 7PW

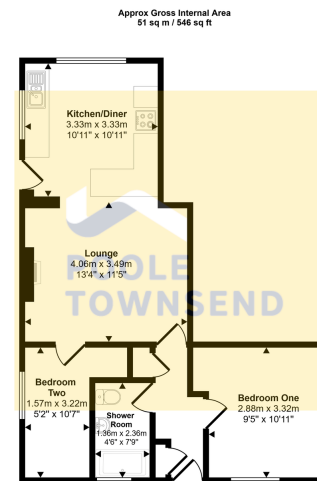
£250,000

2 1 1



- Detached Bungalow
- Open Plan Living
- Breakfast Bar Seating
- Low Maintenance Garden
- Tenure: Freehold
- 2 Bedrooms
- Thoughtfully Extended
- Driveway
- Single Garage
- Council Tax Band: B





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. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Perfectly proportioned, this beautifully presented true bungalow has been thoughtfully extended and enhanced to create a welcoming home with broad appeal. At the heart of the property is a cosy lounge which flows through to a generous kitchen with breakfast bar seating, creating a sociable and practical living space. There are two well-proportioned bedrooms, comprising a double and a single, served by a contemporary shower room. Externally, the property benefits from driveway and garage parking, together with lawned and patio gardens. An appealing home that must be viewed to be fully appreciated.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Visit us at
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