

HUNTERS[®]

HERE TO GET *you* THERE



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Birkbeck Close

Kendal, LA9 7PW

£290,000



Council Tax: B



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Entrance Hall

Two external steps lead up to the front door and its then into the hallway with clean, newly plastered white walls and providing access to the the living room, bedroom one, and the bathroom.

Living Room

A light and spacious room with sliding doors to the rear elevation leading into the sunroom. The central feature is the media wall with a recess for a flat screen TV and containing all the electrical connections, and this sits above a stylish inset electric fire. A storage cupboard contains the gas fired boiler and there is access to an inner hall leading to the kitchen.

Sunroom

A south facing room, filled with light at all times of the day and providing a wonderful connection with the outside space. Room to sit and relax. There is an electric heating panel and a single external door leads to the garden.

Inner Hall

A small space that provides private access to bedroom two and the kitchen.

Kitchen

Fitted with a range of units at wall and base level and with contrasting worksurfaces over. The splash backs are covered with a white metro tile and the integral appliances include a four-ring electric hob with a chimney style extractor over, and electric oven, and a stainless steel sink and drainer. There is space for a free standing fridge/freezer and under counter space for a washing machine and dryer. You will find room for a small breakfast table and the

area is filled with natural light from the windows to the side and rear elevations.

Bedroom One

A double bedroom located to the front of the bungalow with a window to the front elevation, space for a double bed, wardrobe and chest-of-draws and there is some built in shelving.

Bedroom Two

The second bedroom is currently used as an occasional lounge by the current owner, and it has the benefit of having a connecting door with the bathroom. Accessed from the inner hall, and with a window to the front elevation.

Bathroom

A modern, recently fitted bathroom with a panel bath, pedestal wash-hand-basin and low level WC. The floor is attractively tiled, as are the part elevations and splash areas. A chrome heated towel rail and ceiling spots finish off the room.

Gardens

The rear garden area is secure and low maintenance being laid with flagstones and gravel. With the south facing aspect, it is a real suntrap. A pedestrian door accesses the garage and a timber gate leads to the rear lane. Out the front of the bungalow is an attractive, low maintenance gravel garden planted with the occasional shrub and there is a central path leading to the front door.

Garage

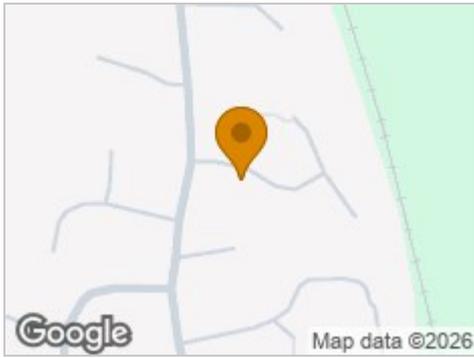
With a metal up-and-over door for vehicular access and having light and power.

AML Disclosure

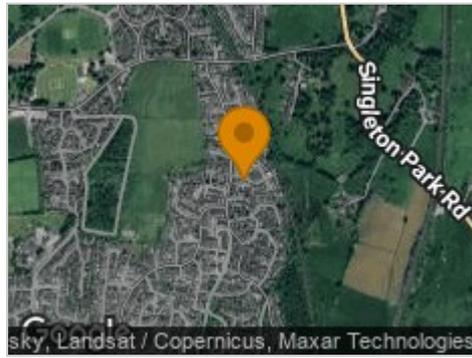
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring.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



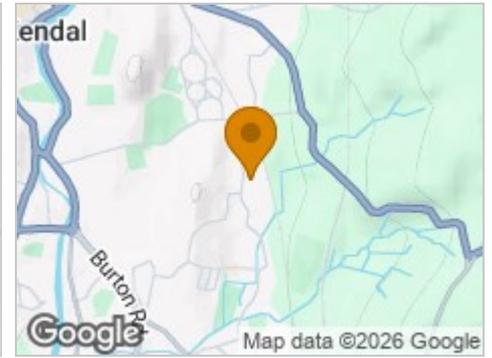
Road Map



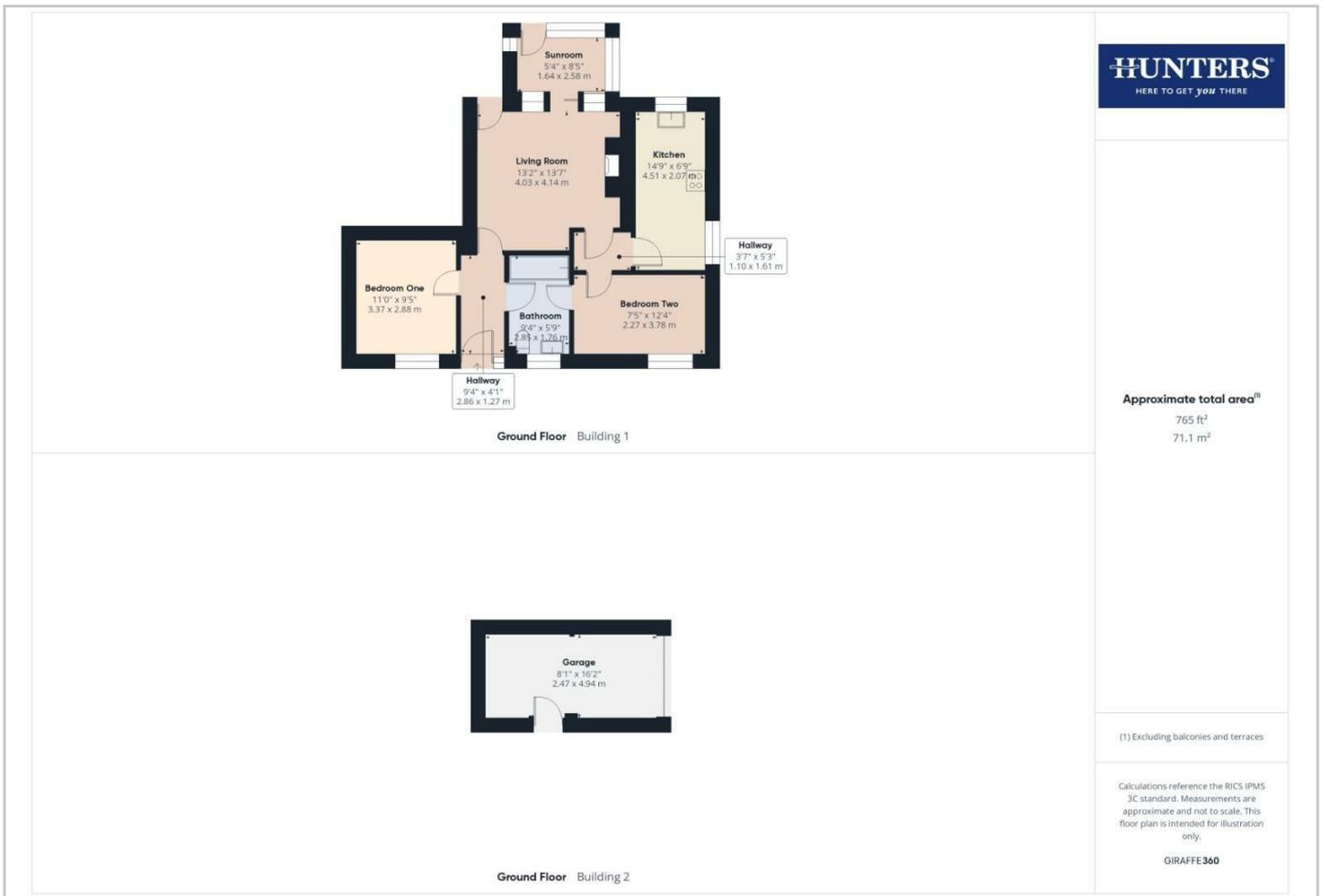
Hybrid Map



Terrain Map



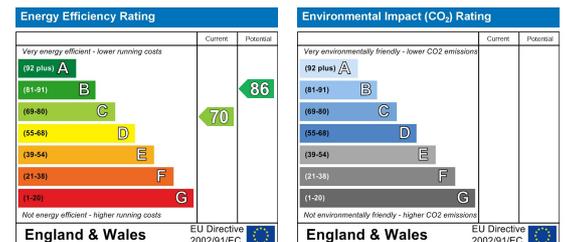
Floor Plan



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.

Energy Efficiency Graph



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.