



Kendal

£225,000

14 Birchwood Close, Kendal, LA9 5BJ

Welcome to 14 Birchwood Close, situated at the head of a quiet cul-de-sac in the sought-after residential area. This two-bedroom semi-detached bungalow presents an excellent opportunity for buyers looking to create a home tailored to their own tastes and requirements. While the property would benefit from some updating, it offers well-proportioned accommodation, attractive gardens, and garage plus off-road parking, making it an appealing prospect for a variety of purchasers. The property also benefits from being close to a bus route leading to Kendal's town centre.

Kendal, often referred to as the "Gateway to the Lake District", provides an excellent range of local amenities, including shops, supermarkets, healthcare facilities, leisure amenities, primary and secondary schools, and Kendal College, all within easy reach. The property's convenient location combines peaceful residential living with excellent access to the town centre and the wider Lake District National Park.



Quick Overview

- Semi-Detached Bungalow
- Two double bedrooms
- East facing views
- Excellent modernisation opportunity
- Quiet cul-de-sac location
- Sought-after Kendal residential area
- Attractive mature rear garden
- Garage & Off-road parking
- No upward chain!
- Ultrafast broadband speed*

Property Reference: K7312



Kitchen



Living Room



Bedroom One



Bedroom Two

A front door opens into a useful entrance porch with windows overlooking the front aspect, providing practical space for coats and footwear. A further door leads into the central hallway, which gives access to the principal accommodation and includes a useful storage cupboard with shelving.

The kitchen is fitted with a range of wall and base units and benefits from a side-aspect window and external door providing convenient access to the side of the property. Appliances include a Logic four-ring induction hob with extractor hood above and a Diplomat oven. There is also tiled splash backing and space for under-counter appliances.

The living room is a bright and welcoming space, enjoying a pleasant front aspect through a large window that allows plenty of natural light to flood the room. A focal point is provided by the gas coal-effect fireplace, complete with wooden mantel and marble hearth, creating a cosy setting for relaxation.

An inner hallway leads to the two bedrooms and the shower room, whilst also providing access to the loft space. A further storage cupboard houses the hot water cylinder and offers useful linen and household storage.

Bedroom One is a generously proportioned double bedroom positioned to the rear of the property, enjoying views over the attractive garden. Bedroom Two is a smaller double room, again benefiting from a rear-aspect outlook.

The shower room is fitted with a three-piece suite comprising a walk-in accessible shower with integrated seat, wash hand basin and WC. The room also benefits from a heated towel rail, part-tiled walls and flooring, together with a side-aspect window providing natural light and ventilation.

Externally, the property enjoys a low-maintenance front garden with established shrubs creating an attractive approach. A flagged pathway runs along the side of the bungalow and leads to the rear garden.

The rear garden is undoubtedly one of the property's most appealing features. Beautifully maintained and thoughtfully planted, it offers a wonderful sense of privacy and tranquillity. A gently sloping lawn forms the centrepiece of the garden, bordered by mature shrubs, established hedging and a variety of flowering plants that provide year-round colour and interest. A magnificent mature tree creates an impressive focal point, while well-stocked borders and decorative planting add texture and character throughout the space. The garden offers east facing rooftop views across Kendal towards Benson Knott, and provides an ideal setting for keen gardeners, outdoor entertaining, or simply relaxing in peaceful surroundings.

The detached garage can be accessed from the rear garden and benefits from an up-and-over door together with power and lighting.

Offering excellent potential for improvement and personalisation, this bungalow will appeal to a wide range of buyers, including those looking to downsize, first-time purchasers seeking a project,

investors, or anyone wishing to create a comfortable home in a desirable Kendal location. Properties in this position rarely remain available for long, and early viewing is highly recommended to fully appreciate the accommodation, gardens and potential on offer.

Accommodation with approximate dimensions:

Ground Floor

Entrance Porch

Inner Hall

Cupboard

Kitchen 7' 10" x 8' 9" (2.41m x 2.68m)

Living Room 9' 8" x 19' 4" (2.96m x 5.91m)

Hallway

Linen Cupboard

Bedroom One 9' 7" x 11' 9" (2.94m x 3.6m)

Bedroom Two 7' 11" x 8' 9" (2.42m x 2.67m)

Showroom

Garage 9' 0" x 17' 5" (2.75m x 5.33m)

Parking: Garage & off-road parking

Property Information:

Tenure: Freehold

Council Tax: Westmorland and Furness Council - Band C

Services: Mains water, mains electricity, mains gas and mains drainage.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

What3words & Directions: ///entertainer.costs.riots

The property can be found by leaving Kendal on Milnthorpe Road turn right into Vicarage Drive just before Kendal College. Proceed up Vicarage Drive, passing Vicarage Park Primary School on the left, follow the road round to the top and take a right at the junction, take the next right onto Birchwood Close, 14 sits at the head of the cul-de-sac.

Viewings: Strictly by appointment with Hackney & Leigh.

Anti Money Laundering Regulations: Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat).

Agents Note: Please note, this property is subject to Probate.



Shower Room



Rear Garden



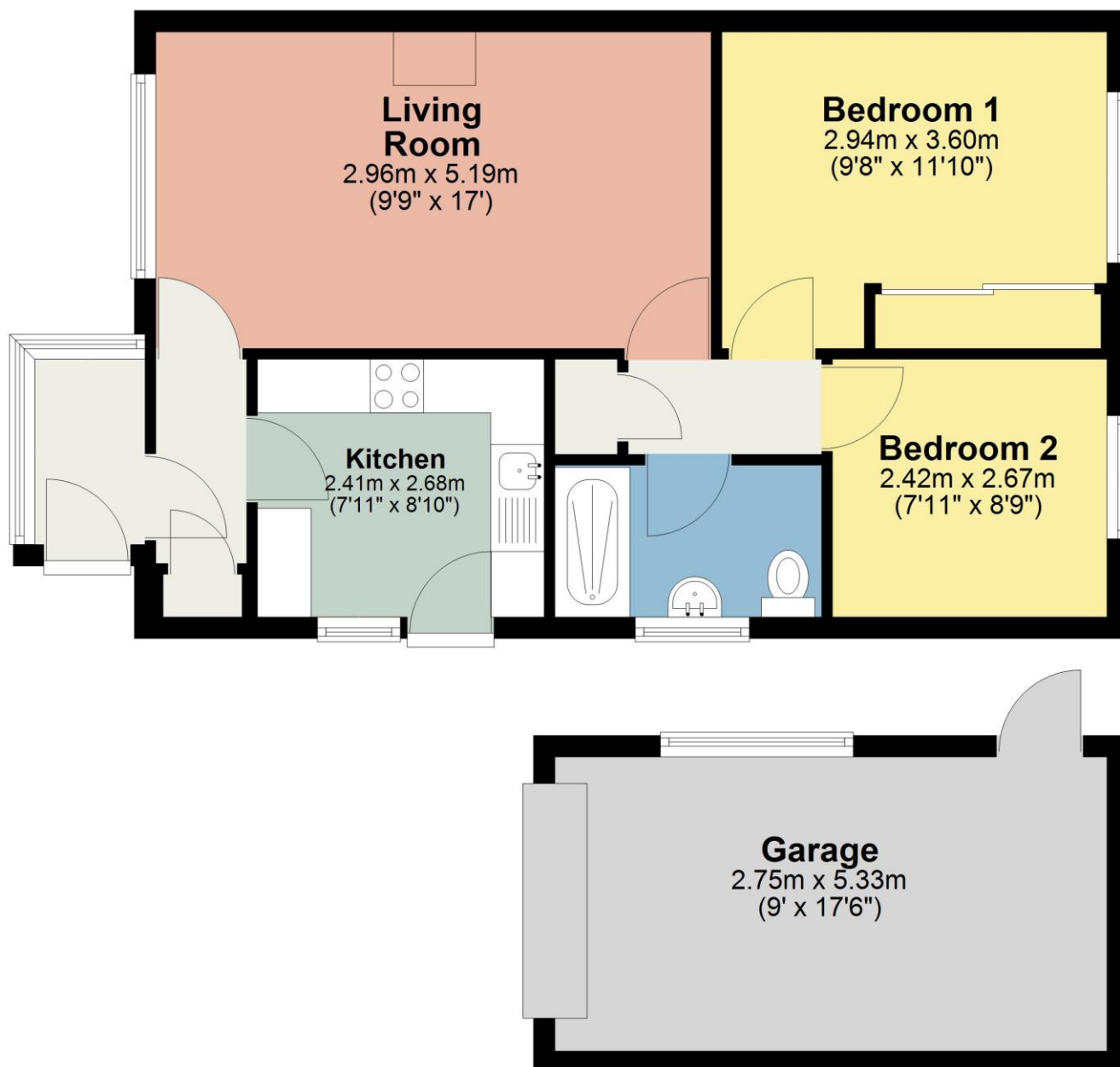
Rear External



Front External

Ground Floor

Approx. 65.5 sq. metres (704.5 sq. feet)



Total area: approx. 65.5 sq. metres (704.5 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF:
Plan produced using PlanUp.

14 Birchwood Close, Kendal

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