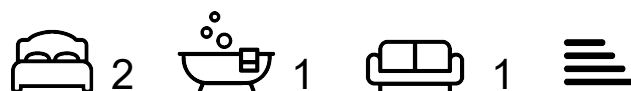




Empsom Road

Kendal, LA9 5PR

Guide Price £210,000



- Two Bedroom End Terraced Bungalow
- Living Room
- Double Glazed and Gas Central Heating with new Boiler
- Drive for Off-Road Parking
- No Chain
- Desirable Location near Kendal Green
- Extended Kitchen
- Boarded Loft and Ladder Access
- Gardens to Three Sides
- Council Tax Band B

Empsom Road

Kendal, LA9 5PR

Guide Price £210,000



Sale of a two bedroom end terrace bungalow located on Empsom Road, just off Kendal Green and one of the town's most sought after areas. The accommodation comprises of an entrance vestibule, a living room, kitchen and bathroom. The property is double glazed and has gas central heating with a new boiler being fitted in 2026. The bungalow has gardens to the front, rear and side and the planting affords the house screening and privacy. There is a drive for off-road parking and the property is offered without a forward chain.

Empsom Road is to be found on the northern side of Kendal, within comfortable walking distance of the town centre and it offers an excellent range of everyday amenities. This well-established neighbourhood is well sought after and the bungalow is perfect for downsizers and retirees, offering a balance of peaceful residential living with easy access to shops and transport links.

Kendal's vibrant town centre provides an extensive selection of independent retailers, high street stores and supermarkets together with a wide choice of cafés, restaurants, pubs and leisure facilities. The town also offers a modern leisure centre, cinema, medical services and the popular Westmorland Shopping Centre.

The location provides excellent connectivity for commuters. Kendal railway station is approximately half a mile away, providing regular services along the Lakes Line to Oxenholme Lake District, where direct West Coast Main Line services connect to Lancaster, Preston, Manchester, Birmingham, Glasgow and London Euston. The A591 and Junction 36 of the M6 are both easily accessible, making travel throughout Cumbria and beyond straightforward.

And the Lake District National Park is just a short drive away offering a wealth of walking, cycling and outdoor pursuits are all within easy reach.

Entrance Vestibule

The formal entrance to the bungalow is to the front of the house where you approach the front door via a flagged path running alongside the garden. You step into a vestibule and a perfect place for kicking off shoes and hanging coats. There is some shelving and a storage cupboard and an internal door leading to the living room.

Living Room

With a window to the front elevation overlooking the garden, with an electric fire with a wooden surround mantle and having plenty of space for a sofa, chairs and television table. From the living room you have access to the kitchen and the inner hall.

Kitchen

This is a bright room, full of natural light from the two windows to the rear and side elevations and from the opaque glazed door that leads to the rear garden. The kitchen has been extended which creates space for a breakfast table alongside the white fitted cabinets at wall and base level, with contrasting worksurfaces over and being tiled to the splashbacks. There is a free-standing electric cooker with a recirculating extractor over, an inset one-and-a-half bowl sink and drainer, and under-counter space for a fridge. The house has been used as a second home and for this reason there is no plumbing or dedicated space for a washing machine but a simple modification to the cabinets in the corner by the sink could remedy this easily. The floor is tiled and there is a useful storage cupboard for house hold items.

Inner Hall

The inner hall is accessed off the living room and it provides access to the bedrooms and the bathroom.

Bedroom One

A good sized double bedroom with a window to the front elevation. There is a storage cupboard with hanging space and draws and some recessed shelving.

Bedroom Two

The second bedroom has a window to the rear elevation and also has a storage cupboard with hanging space and draws.

Bathroom

Comprising of three pieces including a panel bath with shower over and glass shower screen, a pedestal wash-hand basin and a newly replaced WC and cistern. There is tiling to the splash areas and a rail and radiator for drying towels.

Gardens

The garden wraps round the house to the front, rear and side with the rear garden offering private space to sit and enjoy the outdoors, screened by mature shrubs and hedging. To the front of the bungalow there is a wonderful mature tree which affords privacy to the bedroom one and living room. And to the side separating the house from the road, there is dense mature planting which screens bungalow.

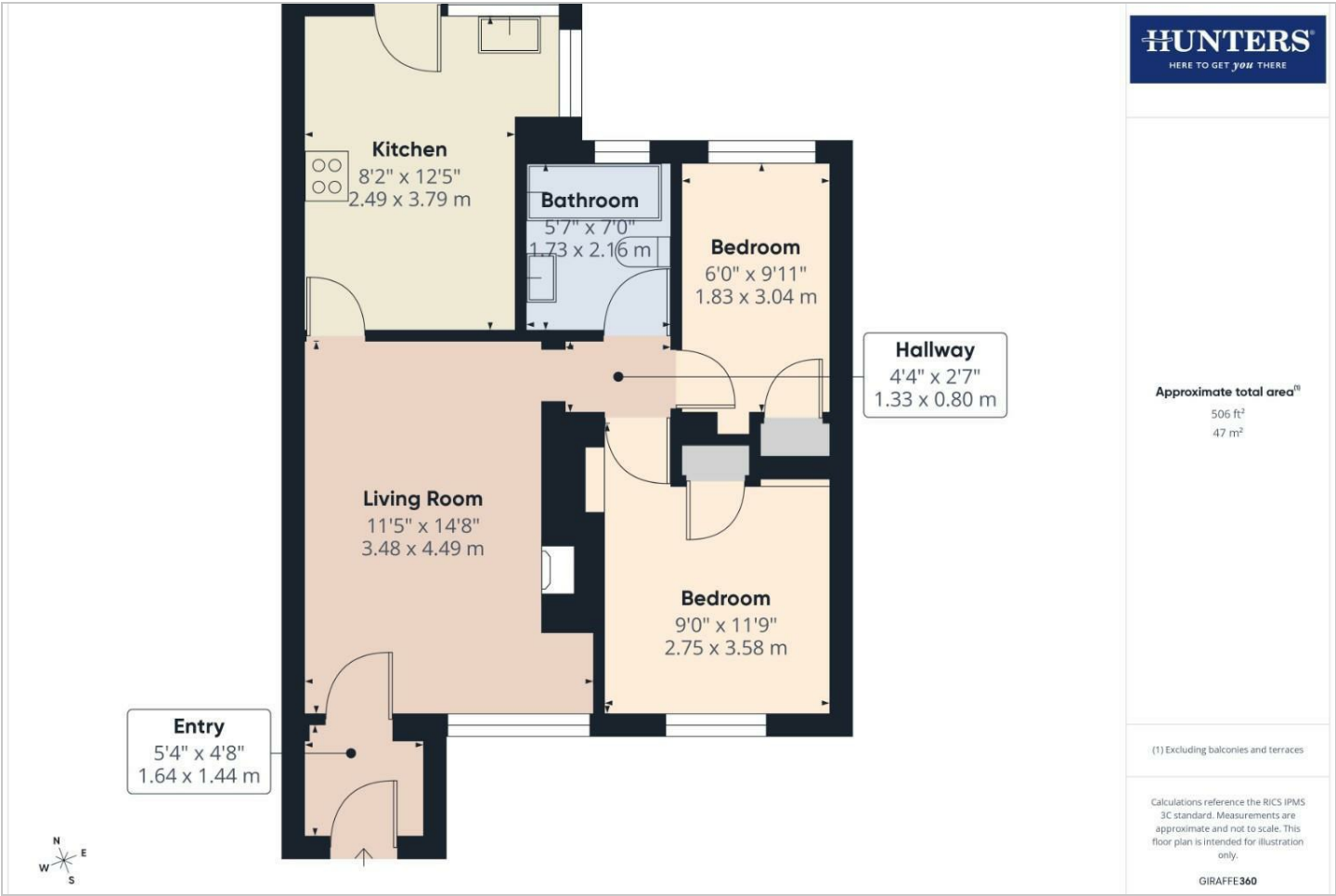
Drive

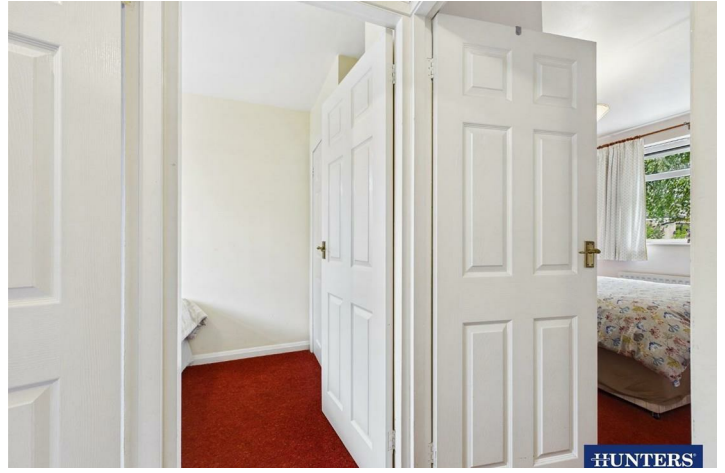
Off road parking for one vehicle. In addition there is plenty of roadside parking without the need for a permit.

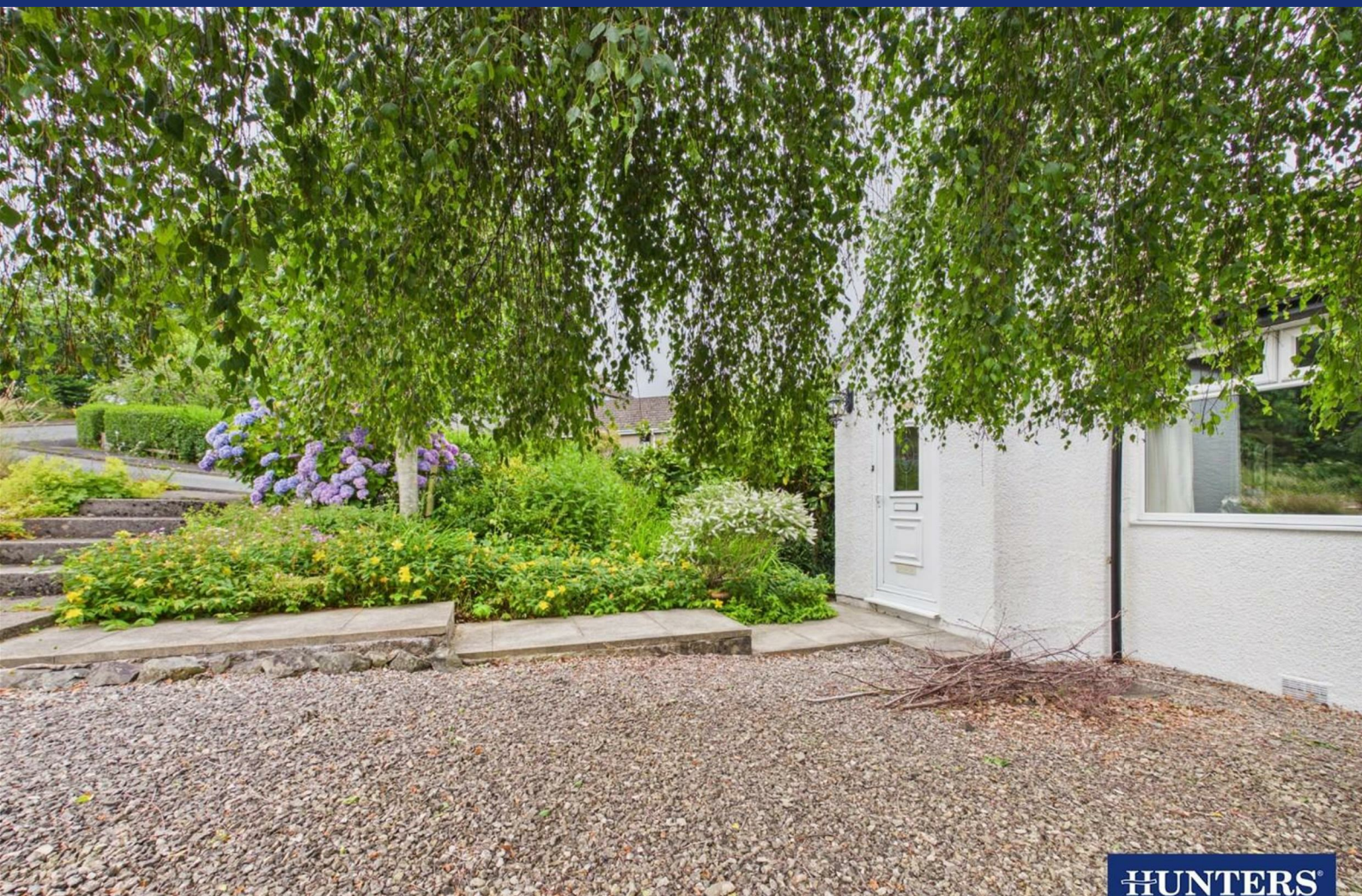
AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (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.

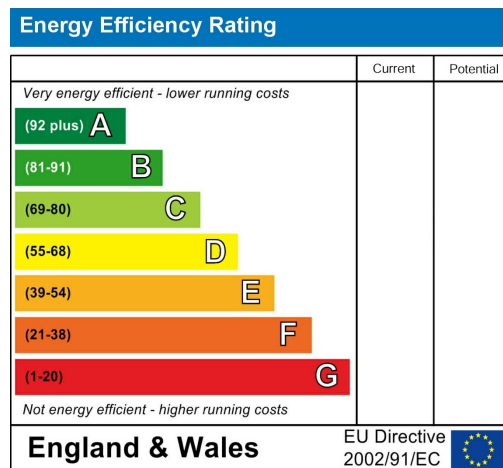
Floorplan







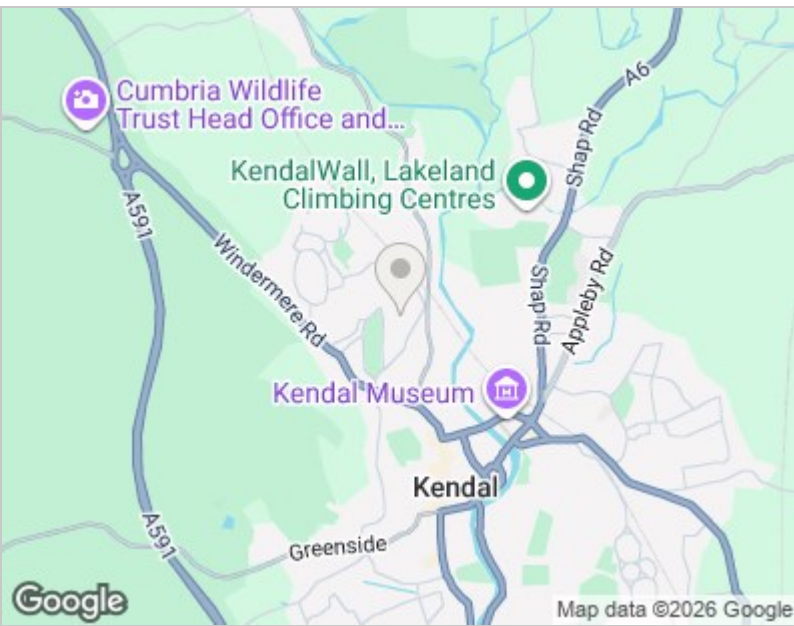
Energy Efficiency Graph



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.

Road Map



Hybrid Map





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.

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