



22 Loughrigg Avenue, Kendal  
£250,000





## 22 Loughrigg Avenue, Kendal

Welcome to this charming two bedroom bungalow, perfectly positioned in a sought after Kendal location. Offering a solid foundation for modernisation, this property is an ideal opportunity for buyers looking to put their own stamp on a home while enjoying easy access to local schools, shops, amenities, the M6 motorway, and the Lake District national park.

Inside, the bungalow offers well balanced accommodation throughout. Including two generous double bedrooms, one benefiting from a built in wardrobe. Alongside a spacious sitting room with an electric fire. A solid and functional kitchen with excellent potential for updating, the utility room provides useful extra space.. The home includes a shower room ready for refreshing. The layout provides a comfortable space with plenty of scope to modernise and personalise.

Externally, the property boasts a beautiful wrap around garden that extends along the side of the bungalow, offering lawned areas, mature greenery and space to make your own. A private patio area provides an ideal spot for outdoor dining or relaxing and a useful garden shed adds valuable storage. On street parking is available directly outside, making this a convenient and attractive home in a highly desirable location.

### SITTING ROOM

16' 4" x 11' 10" (4.97m x 3.61m)

### KITCHEN

10' 0" x 7' 7" (3.04m x 2.31m)

### BEDROOM

11' 7" x 11' 4" (3.54m x 3.45m)

### BEDROOM

9' 11" x 11' 5" (3.03m x 3.48m)

### BATHROOM

4' 9" x 8' 6" (1.46m x 2.59m)

### UTILITY ROOM

4' 0" x 3' 1" (1.22m x 0.93m)







- Semi detached bungalow offering a solid base with fantastic potential for modernisation
- Two well proportioned double bedrooms, including one with a built in wardrobe
- Spacious sitting room with an electric fire and generous natural light
- Good, sturdy kitchen with plenty of scope for updating
- Practical utility room providing extra storage and functionality
- Shower room ready for refreshing to suit your style
- Beautiful wrap around garden, extending around the side with mature planting
- Private patio area perfect for relaxing or outdoor dining
- Handy garden shed offering additional storage
- Prime Kendal location with great access to local schools, shops, the M6 motorway, and the Lake District national park

#### SERVICES

Mains electric, mains gas, mains water, mains drainage

**EPC RATING: C**

**COUNCIL TAX BAND: CURENTLY BAND C**

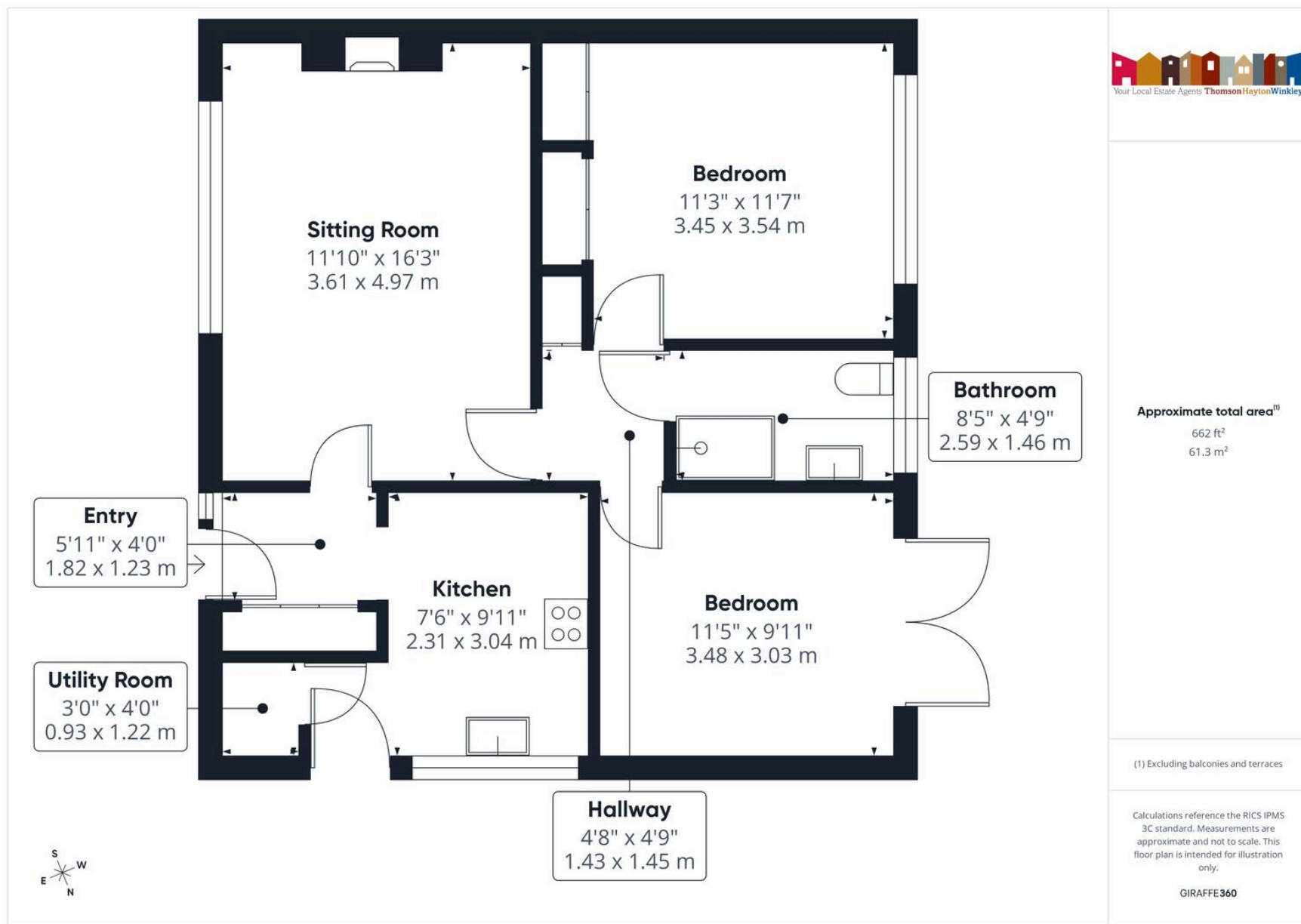
**TENURE: FREEHOLD**

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**DIRECTIONS:** From Kendal town centre, head out on Aynam Road, which veers into Lound Road and then continues as Burton Road. At the traffic lights opposite the James Cochrane Practice, turn left onto Heron Hill. Continue up Heron Hill, then at the junction by the Spar shop turn right, and immediately take the next right into Loughrigg Avenue. Follow the road and you'll find No. 22 a little way along on the right







## THW Estate Agents

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