



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

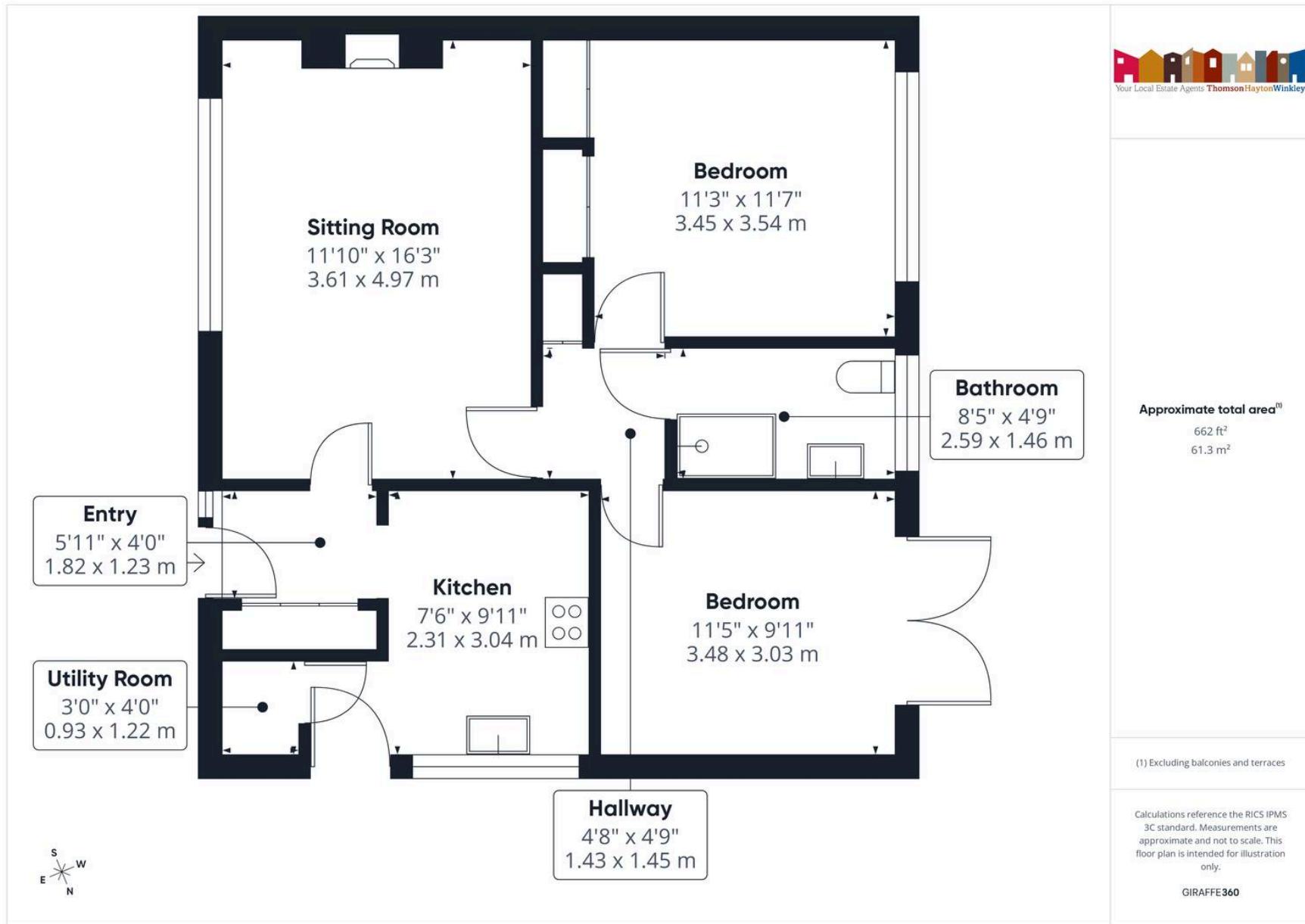
EPC RATING: C

COUNCIL TAX BAND: CURRENTLY BAND C

TENURE: FREEHOLD

IDENTIFICATION CHECKS: Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

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

112 Stricklandgate, Kendal - LA9 4PU

01539 815700 • kendal@thwestateagents.co.uk • www.thwestateagents.co.uk

Please note that descriptions, photographs and plans are for guidance only. Services and appliances have not been tested, measurements are approximate and alterations may not have necessary consents. Contact us for property availability and important details before travelling or viewing properties. THW Estate Agents Ltd is a separate legal entity to the solicitor firm of THW Legal Ltd which has different ownership and clients of THW Estate Agents Ltd do not have the same protection as those of THW Legal Ltd.