HUNTERS®

HERE TO GET *you* THERE



# Burneside Road

Kendal, LA9 4RZ

## Guide Price £330,000

2 1 2

- Two Bed Semi Detached Bungalow
- Two Reception Rooms
- Attractive Four-Piece Suite
- Low Maintenance Garden
- Immaculately Presented
- Modern Kitchen/Utility Area
- Central Location
- Council Tax Band C

Tel: 01539 816399

# Burneside Road

Kendal, LA9 4RZ

## Guide Price £330,000










Beautifully presented two-bedroom bungalow, situated within a ten minute walk of Kendal town centre. The property combines charming character with a spacious and well-proportioned layout, creating a welcoming home. The accommodation flows seamlessly throughout and comprises of two reception rooms, modern fitted kitchen including a utility area, two double bedrooms, modern four-piece suite and a low maintained garden.

Burneside Road is an established residential area of Kendal, it offers a practical location for people who want to be within easy reach of Kendal town centre.

The town centre of Kendal is perfect for shopping and dining with a mixture of high street foods such as traditional pubs and cafes with independent boutique and specialist outdoor shops.

For leisure and outdoor pursuits there are much to offer with the walking and hiking routes nearby the national parks, cycling/mountain biking trails with the lakes such as Windermere close by to do fell running or water spots. The town hots an international recognised Kendal Mountain Festival which celebrates adventure sports, film and outdoor culture.

Kendal is well connected for a relatively rural town with direct access to the M6 motorway, railway station on the Windermere Branch Line, linking to Oxenholme and mainline services to cities. The nearest airports are Manchester and Liverpool.

## Entrance Hall
Accessed through the front door you come to the entrance hall where you will be able to hang your coats and shoes. From here you have access to all accommodation.

## Reception Room
This can be used as a living room or dining room featuring a feature open fireplace to add character, there is a built in cupboard to store away household items and a large window to the front elevation.

## Living Room
A spacious living room with an attractive log burning stove creating a cosy focal point and a bespoke fitted bookcase. There are two windows looking out onto the front elevation making the room filled with natural light.

## Kitchen/Utility Area
The fitted kitchen combines of traditional character with modern fittings. There is a range of hand wall and base unites which are complemented by warm wooden worktops and wood-effect flooring and White metro-style tiled splashbacks to finish the look, integrated appliances include an oven and grill, four-ring gas hob and extractor fan, ceramic sink, dishwasher fitted fridge freezer and a glazed door offering direct access to the outside. There is also plumbing and space for a washing machine.

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

## Bedroom One
A spacious double room with a window looking out onto the front elevation.

## Bedroom Two
The second bedroom has a window to the rear elevation and space for bedroom furniture.

## Bathroom
A modern fitted bathroom with an attractive white four-piece suite including, WC, wash hand basin, bathtub and a walk-in shower with a sleek glass screen. The elevations are finished off part tiled.

## Garden
The enclosed rear garden is designed for low maintenance outdoor enjoyment, featuring a generous area of lawn bordered by paved pathways alongside the property. Timber fencing provides privacy and security, while you will find seating areas offer space for outdoor relaxing or entertaining.

## 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

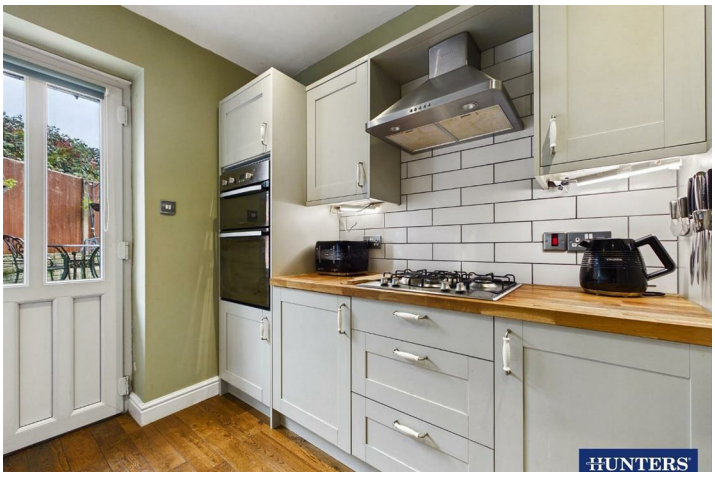

HUNTERS
HERE TO GET you THERE
Bathroom
5'11" x 10'2"
1.81 x 3.11 m
Kitchen
8'7" x 10'2"
2.63 x 3.10 m
Bedroom Two
9'0" x 10'11"
2.75 x 3.33 m
Hallway
3'11" x 3'4"
1.20 x 1.02 m
Reception Room
10'5" x 12'5"
3.19 x 3.80 m
Living Room
12'1" x 13'1"
3.69 x 4.00 m
Bedroom One
9'0" x 12'2"
2.74 x 3.72 m
Entry
3'5" x 8'3"
1.06 x 2.52 m
E
N
S
W
Approximate total area(1)
798 ft²
74.2 m²
(1) Excluding balconies and terraces
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE360


HUNTERS


HUNTERS


HUNTERS


HUNTERS



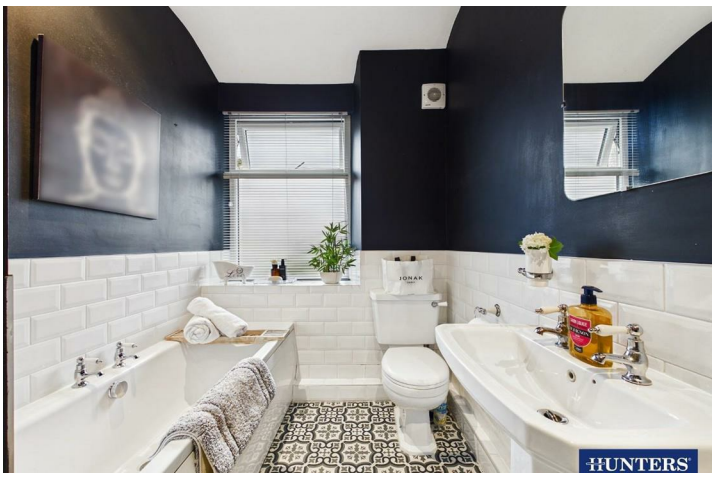








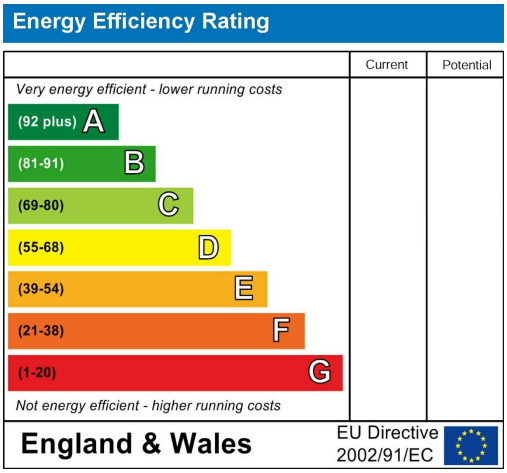


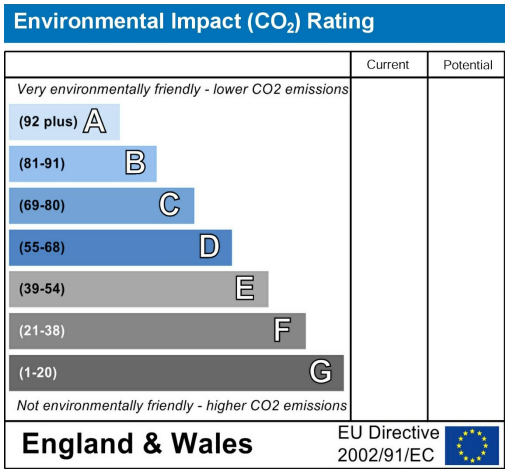







## Energy Efficiency Graph

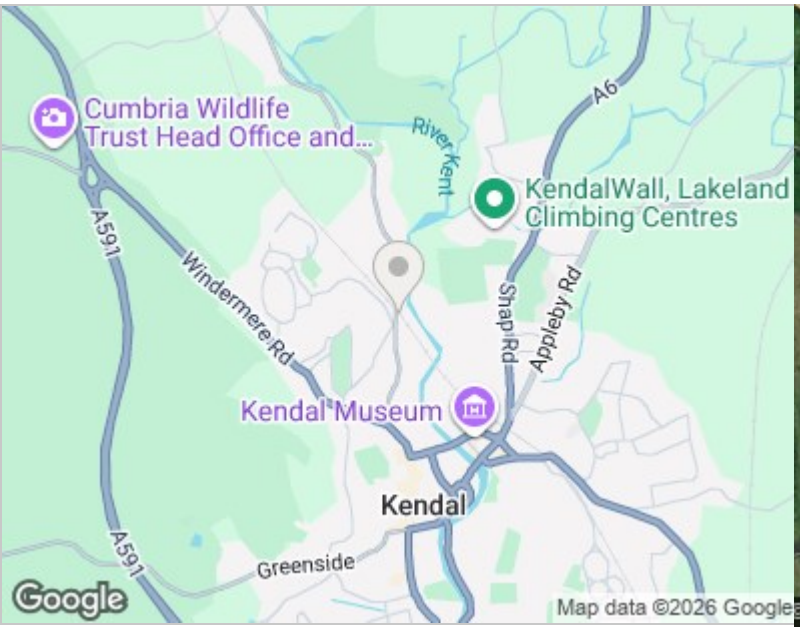


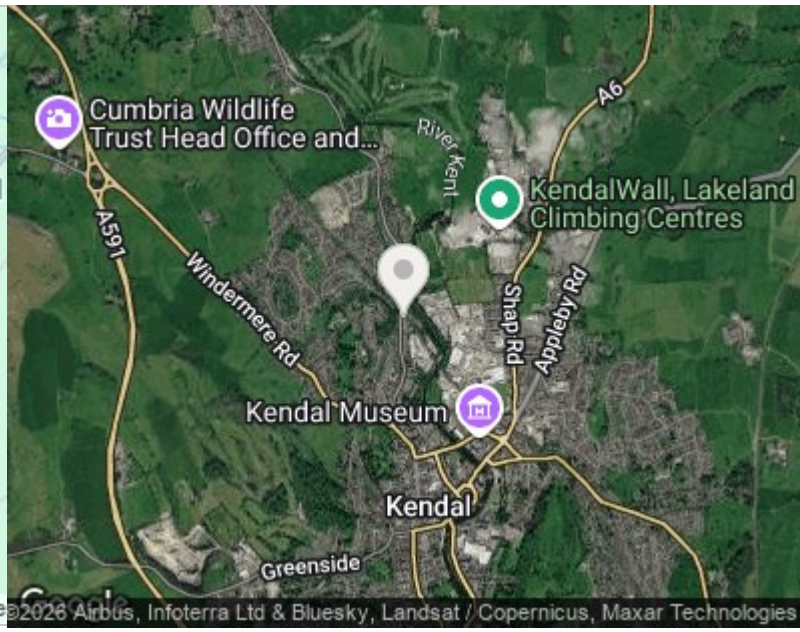

## Viewing

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






HUNTERS®

HERE TO GET *you* THERE

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.

86 Highgate, Kendal, LA9 4HE
Tel: 01539 816399 Email: kendal@hunters.com
https://www.hunters.com

The Property Ombudsman