



19 St. Oswalds View, Burneside
£250,000



19 St. Oswalds View

Burnside, Kendal

Situated at the end of a cul-de-sac in Burnside, 19 St Oswalds View is a semi detached home offering comfortable accommodation, a practical layout and a generous enclosed rear garden. With two double bedrooms, a third bedroom ideal for use as a study or home office, and the added benefit of a conservatory, the property could make an ideal home for a couple or a small family.

The ground floor begins with a spacious living room, providing plenty of room to relax and unwind. This leads through to the kitchen, which incorporates a dining area and offers a practical space for everyday meals. Beyond the kitchen, the conservatory overlooks the rear garden, creating an additional seating area that can be enjoyed throughout the year and providing a pleasant connection between the house and the outdoors.

Upstairs, there are two comfortable double bedrooms, alongside a third, smaller bedroom that would make an ideal study or home office, or could accommodate a single bed if required. A modern shower room completes the first floor accommodation.

Outside, the enclosed rear garden offers a generous gravelled area alongside a paved seating space, providing room for outdoor furniture, entertaining or simply enjoying the warmer months. The front of the property features a lawned garden and two allocated parking spaces, adding further everyday convenience.

Combining a practical layout with two double bedrooms, a conservatory and enclosed garden, this home offers a lovely opportunity for buyers looking to settle in Burnside.

- Semi detached home in a popular village setting
- Spacious living room
- Kitchen with dining area
- Conservatory overlooking the rear garden
- Two double bedrooms
- Third bedroom, ideal for a study or home office
- First floor modern shower room
- Enclosed rear garden with paved seating area
- Generous gravelled garden, front lawn and two allocated parking spaces
- Practical layout, ideal for couples or a small family

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Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





ENTRY

5' 1" x 4' 5" (1.56m x 1.34m)

LIVING ROOM

15' 4" x 10' 8" (4.67m x 3.26m)

KITCHEN

14' 6" x 9' 1" (4.43m x 2.77m)

CONSERVATORY

9' 8" x 9' 4" (2.94m x 2.85m)

LANDING

8' 2" x 6' 3" (2.49m x 1.90m)

BEDROOM

13' 8" x 8' 7" (4.17m x 2.61m)

BEDROOM

9' 11" x 8' 1" (3.03m x 2.47m)

BEDROOM

7' 5" x 6' 2" (2.27m x 1.89m)

SHOWER ROOM

8' 0" x 5' 6" (2.43m x 1.67m)



SERVICES

Mains electricity, mains gas, mains water, mains drainage.

EPC RATING C

COUNCIL TAX BAND currently **Band C**

TENURE: FREEHOLD

IDENTIFICATION CHECKS

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Ground Floor

Approximate total area⁽¹⁾

711 ft²

66.1 m²



Floor 1

(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.

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THW Estate Agents

112 Stricklandgate, Kendal - LA9 4PU

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

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