



## Oxenholme

£195,000

Glen Darragh, Burton Road, Oxenholme, Kendal, LA9 7EP

Glen Darragh is a three-bedroom semi-detached property occupying a well-positioned plot on the outskirts of the popular village of Oxenholme. The property enjoys excellent transport connections, with easy access to the M6 motorway in under 10 minutes, while Oxenholme Railway Station is also within walking distance, providing mainline services to London, Glasgow and Edinburgh. Set within a generous plot with front and rear gardens, a private driveway and a versatile layout, the property offers an excellent opportunity for those looking to create a home to their own tastes and requirements. While the property is in need of improvement and modernisation throughout, it presents considerable potential for buyers seeking a project in a well-connected and desirable location.

### Quick Overview

- Three-bedroom semi-detached home
- Versatile sunroom and rear porch
- Well proportioned living room
- Great refurbishment and landscaping potential
- Generous front and rear gardens
- Excellent Oxenholme village location
- Close to M6 and Oxenholme Railway Station
- Driveway parking
- No upward chain!
- Ultrafast broadband speed\*



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Ultrafast  
Broadband



Driveway Parking

Property Reference: K7378



Sunroom



Living Room



Kitchen



Bedroom Three

Entrance is gained via the side of the property into the sun room, which enjoys front and side aspect windows providing plenty of natural light. French doors open onto the front garden, while further sliding doors lead through into the living room. A further door provides access into the inner hallway, with doors leading through to the living accommodation.

The living room is a particularly generous reception space, featuring a gas fireplace set within a marble-effect hearth and surround. Two fireside alcoves, currently incorporating fitted storage units, provide useful additional storage, while an understairs cupboard offers further space for coats, shoes and household items. Sliding doors lead through into the kitchen.

The kitchen is fitted with a range of wall and base units, together with tiled flooring and tiled splashback areas. There is a four-ring gas hob with integrated oven and grill, along with a sink and drainer. The Potterton boiler is also housed within the kitchen, while a rear aspect window overlooks the garden. A door leads through into the rear porch/utility area, providing a useful additional space with direct access onto the rear garden and scope to adapt to suit individual requirements.

Stairs rise from the inner hallway to the first-floor landing, where a stairlift is currently installed. The landing provides access to all three bedrooms and the bathroom, with a side aspect window positioned at the top of the stairs.

Bedroom three is a single bedroom positioned to the rear of the property, with a rear aspect window. Bedroom one is a larger double bedroom, also enjoying a rear aspect outlook. Bedroom two is a further double bedroom positioned to the front of the property, with a front aspect window overlooking the garden. The house bathroom comprises a three-piece suite including a WC, wash hand basin and panelled bath, complemented by tiled and mirrored walls and a side-aspect window providing natural light.

Externally, the property occupies a generous plot with gardens to both the front and rear, together with a private driveway. To the front, a gravelled seating area sits directly outside the sun room, with a series of tiered areas extending down the garden. Steps run through the garden, which is currently well established with a variety of mature shrubs, plants and areas of rockery. Although requiring attention, the space offers excellent scope to be landscaped and transformed into an attractive front garden.

To the rear, there is a further garden area incorporating a shed, greenhouse and raised bed/lawn area, together with an established apple tree. The garden would benefit from improvement and offers plenty of scope for landscaping, creating an enjoyable outdoor space to complement the property.

Glen Darragh offers an exciting opportunity for buyers looking for a project in a sought-after and well-connected area. The existing accommodation provides a good foundation, while the generous plot, three bedrooms, private driveway and excellent transport links combine to create a property with considerable potential. The property is likely to appeal to those looking to refurbish and modernise a home to their own requirements, as well as investors seeking an opportunity in the area. Early viewing is recommended to fully appreciate the position, plot and potential on offer.

**Accommodation with approximate dimensions:**

**Ground Floor**

**Sunroom** 12' 2" x 5' 3" (3.71m x 1.61m)

**Entrance Hall**

**Living Room** 13' 10" x 16' 1" (4.24m x 4.92m)

**Kitchen** 17' 2" x 5' 11" (5.25m x 1.81m)

**Utility / Rear Porch** 5' 11" x 7' 3" (1.82m x 2.22m)

**First Floor Landing**

**Bedroom Three** 6' 9" x 8' 10" (2.07m x 2.7m)

**Bedroom One** 10' 0" x 12' 2" (3.07m x 3.72m)

**Bedroom Two** 10' 9" x 9' 8" (3.3m x 2.95m)

**Bathroom**

**Parking:** Driveway Parking.

**Property Information:**

**Services:**

Mains water, mains gas, mains electricity and septic tank drainage.

**Tenure:**

Freehold

**Council Tax:**

Westmorland and Furness Council tax band: B

**Energy Performance Certificate**

The full Energy Performance Certificate is available on our website and also at any of our offices.

**What3Words & Directions:**

///into.testers.broom

From Kendal proceed south out of town along the A65 continue past the Westmorland General Hospital, proceed past the entrance to Oxenholme on your left, take the left turning to the Texaco Garage and the driveway to Glen Darragh can be found ahead.

**Anti-Money Laundering Regulations:**

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat).

**Agents Note:**

Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation. We can recommend several local firms who may be able to assist. We are also advised that the property has an unregistered title and buyers need to be made aware that the conveyance may take longer to reach completion.



Bedroom Two



Bedroom One



Bathroom



Rear Garden



Floor 0

Approximate total area<sup>m</sup>  
76.2 m<sup>2</sup>  
819 ft<sup>2</sup>



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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