



23 St. Oswalds View, Burneside
£200,000



23 St. Oswalds View

Burneside, Kendal

Situated in a cul-de-sac in Burneside, 23 St Oswalds View is a well presented two bedroom terraced home offering comfortable accommodation, a private rear garden and allocated parking. The property has been freshly decorated throughout, with new flooring and carpets being laid, providing a refreshed feel and an appealing starting point for its next owners. With a practical layout and two generous sized double bedrooms, it could make an ideal home for a couple, first time buyers or a small household.

The ground floor features a spacious separate living room, providing plenty of room for relaxing and unwinding. Patio doors lead directly out to the rear garden, creating a pleasant connection between the indoor and outdoor spaces, particularly during the warmer months. The separate kitchen is fitted with a range of units and provides a functional space for everyday cooking, with scope for a future update to suit individual tastes.

Upstairs, there are two double bedrooms, offering comfortable and versatile accommodation. The rear bedroom enjoys views towards the cricket club and railway line, providing an interesting outlook beyond the immediate surroundings. A bathroom with a shower over the bath completes the first floor layout.

Outside, the rear garden is enclosed and offers a private space to enjoy, with a combination of paved and gravelled areas complemented by a mature tree and established bushes. It provides a manageable outdoor area for sitting out or placing a few pots and garden furniture. An allocated parking space to the front adds further everyday convenience.

- Well presented two bedroom end terraced home
- Spacious living room with patio doors opening onto the rear garden
- Separate fitted kitchen
- First floor bathroom with shower over the bath
- Private enclosed rear garden with paved and gravelled areas
- New flooring and carpets throughout
- Garden to the front and rear
- Views towards the cricket club from the first floor bedroom
- Allocated parking for one vehicle
- Road links to local towns, M6 Motorway and the Lake District National Park

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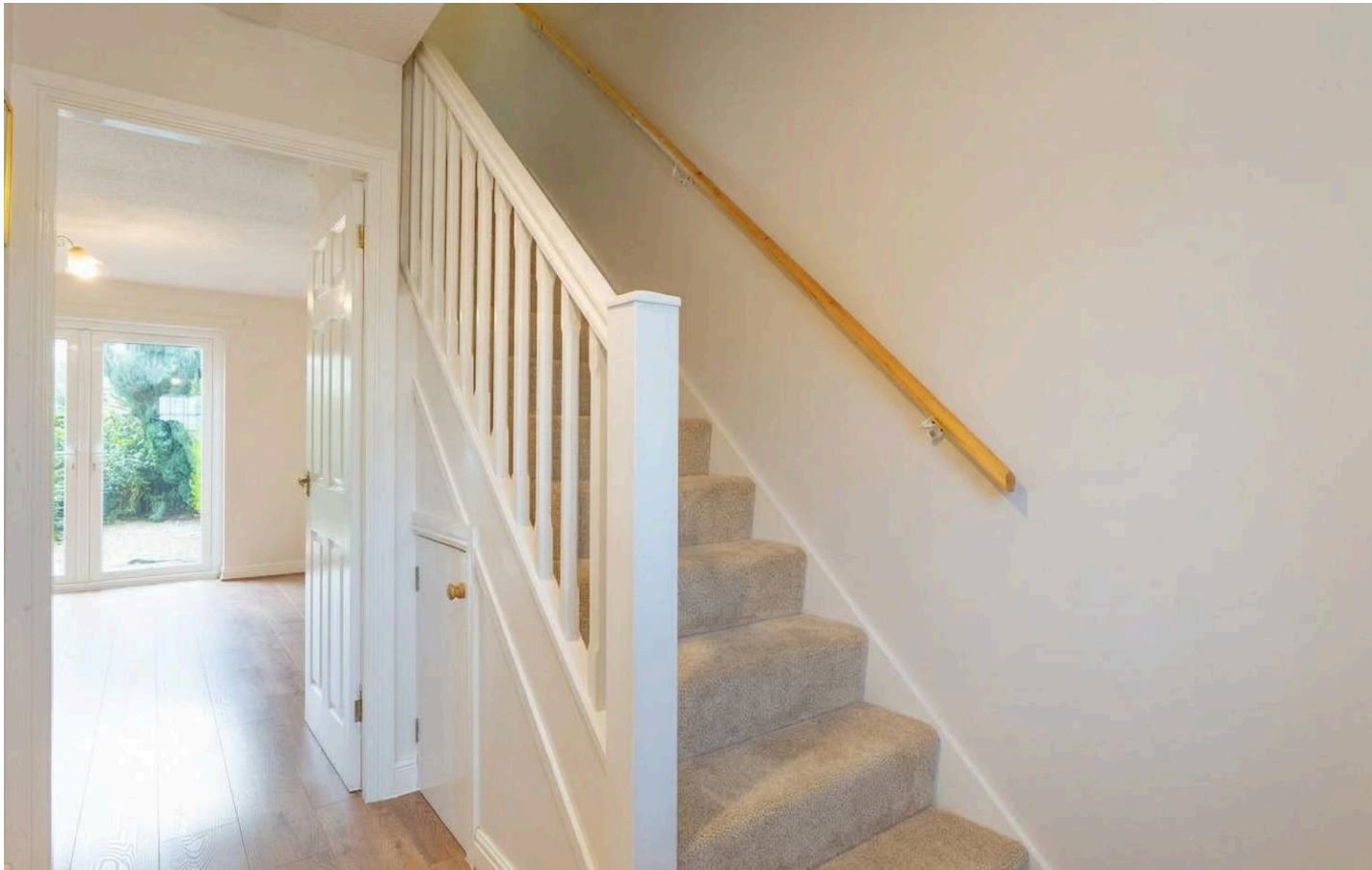
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





ENTRY

8' 9" x 6' 1" (2.66m x 1.85m)

LIVING ROOM

14' 6" x 13' 0" (4.42m x 3.96m)

KITCHEN

8' 8" x 6' 6" (2.65m x 1.99m)

LANDING

6' 6" x 6' 5" (1.97m x 1.96m)

BEDROOM

12' 11" x 8' 8" (3.94m x 2.65m)

BEDROOM

12' 10" x 7' 9" (3.91m x 2.36m)

BATHROOM

6' 6" x 6' 2" (1.98m x 1.88m)

SERVICES

Mains electric, mains gas, mains water, mains drainage

EPC RATING C

COUCIL TAX BAND CURRENTLY- B

TENURE: FREEHOLD

IDENTIFICATION CHECKS

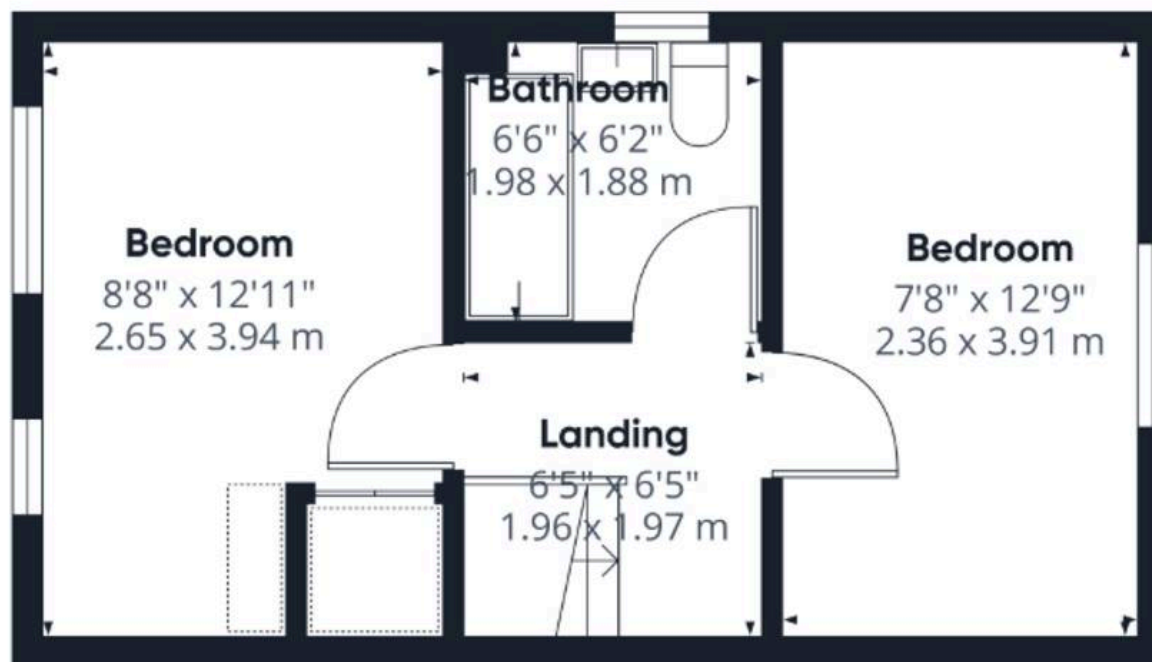
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Ground Floor



Floor 1



Approximate total area⁽¹⁾

569 ft²
52.8 m²

Reduced headroom

2 ft²
0.2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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