



HUNTERS®

## Dale Avenue

Kendal, LA9 6DD

£295,000



- Extended Three Bed Semi Detached
- Living Room with Wood Burner
- Garage in a separate block opposite the house
- Gas Central Heating and Double Glazing
- Large Corner Plot
- Superb Large Kitchen Diner and Day Room
- Modern Family Bathroom
- Tucked Away at the Head of a Cul-de-Sac
- Conveniently Located on the Fringes of the Town Centre
- Council Tax Band C

# Dale Avenue

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£295,000



A three bed semi detached property positioned on a large corner plot at the head of a cul-de-sac. Tucked away behind a well stocked forecourt garden, the property comprises of; entrance hall, living room, extended kitchen diner and day room, three bedrooms, and a family bathroom. Externally there is a large side garden and a patio, and the property comes with a garage. Highlights include the fabulous extension, the cosy living room with the wood burner, the generously sized garden, and the large single garage in a separate block opposite the house.

Dale Avenue is a well-established residential street situated just north of Kendal town centre, offering an excellent balance of convenience and a peaceful neighbourhood setting. Predominantly made up of traditional semi-detached and detached family homes, the area is particularly popular with families, professionals and first-time buyers thanks to its accessibility and strong range of nearby amenities.

Kendal's bustling town centre offers an excellent selection of independent shops, cafés, restaurants, supermarkets, leisure facilities and healthcare services. Everyday conveniences are close at hand, while the nearby River Kent and surrounding green spaces provide attractive opportunities for walking and recreation.

The location is well served by highly regarded local schools, including Stramongate Primary School, The Queen Katherine School and Kendal College, making it an appealing choice for families with children of all ages.

For commuters, Dale Avenue enjoys excellent transport links. Kendal railway station is approximately a five-minute walk away, offering direct services along the scenic Lakes Line to Oxenholme, where connections are available to the West Coast Main Line for Manchester, Birmingham, Glasgow and London. The A6 and nearby M6 (Junctions 36 and 37) provide swift road connections throughout Cumbria, Lancashire and beyond, while regular local bus services operate nearby.

### Entry

Stepping through the front door you come to a space for kicking off shoes and hanging coats. From here you gain entry to the living room and the stairs rising to the first floor.

### Living Room

A room packed full of features including the wood burner recessed into the chimney, lined with a decorative tile inlay and having a wood mantle over. There is a box window to the front elevation overlooking the forecourt garden and in the alcoves there is shelving and a television shelf. The floor is laminate with a herringbone pattern and it extends into the kitchen diner.

### Kitchen Diner

This is a wonderful extended room, where the original kitchen space has been transformed into a bright and sociable area to spend time cooking whilst socialising with a family and friends. The room is full of natural light pouring in from skylights, windows to two elevations, and a set of French doors. The kitchen comprises of a range of fitted white cabinets at wall and base level with contrasting worksurfaces running over. There is undercabinet lighting and the integral appliances include an electric oven, gas hob with extractor fan over, a dishwasher, and an inset stainless steel sink and drainer with mono mixer tap over. There is space for a tall fridge freezer, space and plumbing for a washing machine, and there is a useful cupboard in the understairs area.

The extension accommodates the dining and day space of the room, with a breakfast bar and peninsular units separating the rooms from the kitchen area. You will find plenty of space for a family sized dining table and chairs and still have room for a more informal area, perhaps for a sofa positioned in front of the French doors.

### First Floor Landing

Accessed via the stairs rising from the entry and giving access to the bedrooms and the bathroom. There is also a large linen cupboard.

### Bedroom One

A double room with a window to the front elevation.

### Bedroom Two

A second double bedroom with a window looking to the rear.

### Bedroom Three

Bedroom three is a single room and has a window to the front elevation.

### Bathroom

A modern bathroom with fully tiled elevations and comprising of a bath with shower over and glass shower screen, a wash-hand basin set on a wall hung vanity unit and a low level WC. A heated towel rail and ceiling spots complete the look.

### Gardens

The house sits discreetly behind a small forecourt garden with mature shrubs and hedging affording privacy to the living room. To the side there is a large garden, well screened from the neighbouring properties, and being mostly laid to lawn. This is a great space for a family or perhaps those with pets, and here you will also find a timber framed garden shed and a wood store. To the back of the house there is a patio immediately outside the French doors leading into the kitchen, creating a lovely seating area that connects the outside with the in.

### Garage

The garage is located just opposite the house across the street. It is larger than the standard single and has light and power. There is space in front to park an additional vehicle.

### 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

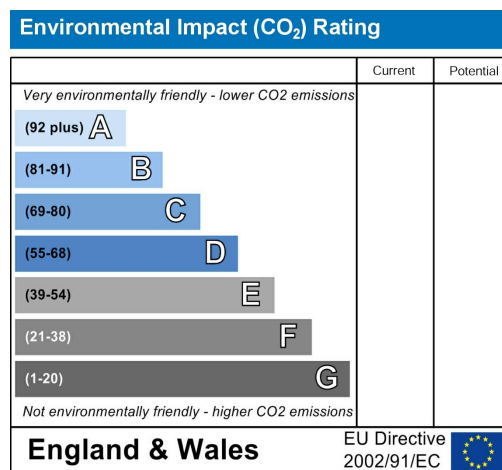
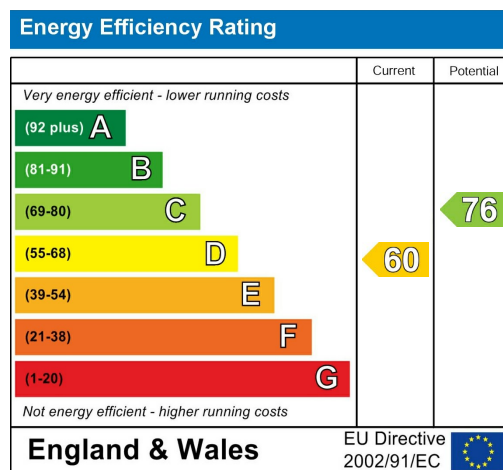






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## Energy Efficiency Graph



## 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.

Tel: 01539 816399

Road Map



Hybrid Map





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.

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