



7 BLUEBELL CLOSE, KENDAL, CUMBRIA, LA9 7SH
£255,000

MILNE MOSER
SALES + LETTINGS

7 BLUEBELL CLOSE
KENDAL
CUMBRIA
LA9 7SH



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PARKING

OVERVIEW

Immaculately presented both inside and out, this two bedroom semi-detached house is perfect for first time buyers or those looking for a manageable lower maintenance home. The well fitted kitchen diner has patio doors leading to the good sized rear garden - ideal for outdoor dining and there is a pleasant lounge. Both bedrooms are doubles and there is a bathroom. The property has a lovely private aspect at the rear, backing onto mature woodland, perfect for a bit of bird (or squirrel!) watching. Off road parking at the front for several cars. Gas centrally heated and UPVC double glazed. Most of the property has been freshly painted in neutral tones, the carpets and vinyl flooring have also been replaced - the property is ready to move into.

Located just off Valley Drive, Bluebell Close has good access to a local shop, bus routes, schools and Oxenholme Mainline Station. Westmorland General Hospital and Asda supermarket are also within a mile.

ACCOMMODATION

Approaching over the driveway and front garden, a UPVC door with double glazed inserts leads into:

PORCH

A useful cupboard provides space for coats and shoes and there is a UPVC double glazed window to the front. Ceiling light and a radiator. An internal glazed door leads into the lounge.





LOUNGE

12' 8" x 14' 5" (3.86m x 4.40m) max

UPVC double glazed window to the front elevation. Stairs lead to the first floor and there is a radiator, ceiling light and television point. Built-in cupboard under the stairs.

KITCHEN DINER

12' 7" x 9' 10" (3.83m x 3.00m)

A lovely light room with UPVC double glazed French doors leading to the garden and a UPVC double glazed window. Fitted with white farmhouse style base and wall units, woodgrain style worktops, canopy above the cooker and a stainless steel sink with drainer. Space and supply for either an electric or gas cooker, plumbing for a washing machine and space for an undercounter fridge. Dimensions and layout of the room easily allows space for a dining table - perfectly positioned by the French doors to look across the garden towards the woodland at the rear. Ceiling light, radiator and a Fibre broadband Open Reach socket.

LANDING

Access to the loft and a ceiling light.

BEDROOM

12' 8" x 8' 11" (3.86m x 2.72m) max

UPVC double glazed window overlooking the rear garden towards the mature woodland. A good sized double with a radiator and ceiling light. The large Nolte unit is included.

BEDROOM

12' 7"/9' 0" x 8' 8"/5' 5" (3.83m/2.74m x 2.64m/1.65m)

Facing the front aspect, the second double bedroom has a ceiling light, radiator and two UPVC double glazed windows. Built-in airing cupboard with shelf and hot water cylinder.

BATHROOM

5' 9" x 6' 4" (1.74m x 1.94m)

Frosted UPVC double glazed window to the side elevation. Fitted with a white suite comprising bath with screen and shower above, a vanity hand basin and a concealed cistern WC. Radiator, a ceiling light, extractor and a shaver point.



EXTERNAL

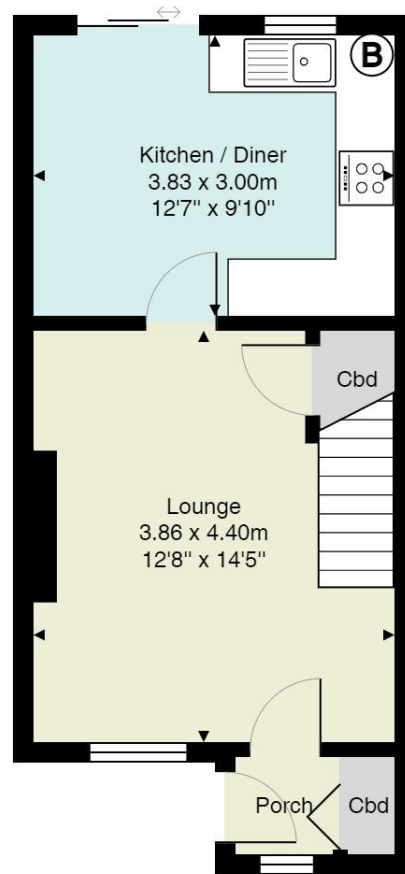
To the front of the house is a front garden laid with chippings and there is a tarmac'd tandem driveway. A gate at the side leads into the rear garden. Fully enclosed, the rear garden is bounded by fencing and backs onto woodland. There are two patio areas plus chippings and gravelled paths, a stone edged flower bed and space for pots and furniture. External tap.

DIRECTIONS

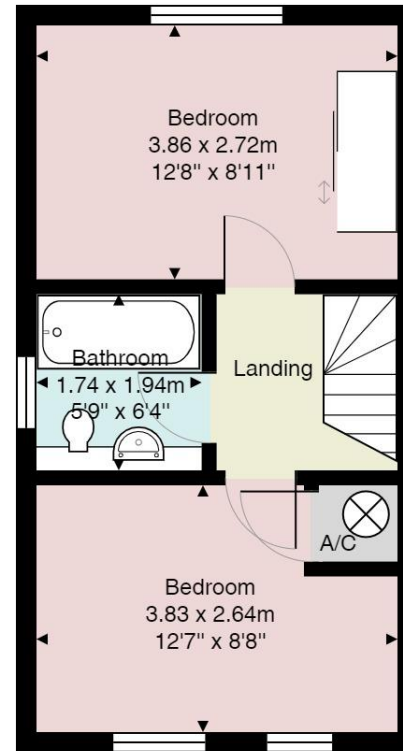
Leaving Kendal on Burton Road, continue past the Leisure Centre, turning sharp left at the traffic lights onto Heron Hill. Turn right by the shop onto Esthwaite Avenue and follow round and up the hill. Drop down passing The Heron on the right. Turn right just after Valley Drive onto Bluebell Close with the property being on the left hand side.

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Ground Floor



1st Floor

This plan is for illustrative purposes only and should be used as such by any prospective purchasers.
 The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given.
 Measurements are approximate and for display purposes only





GENERAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage
 Tenure: Freehold
 Council Tax Band: C
 EPC Grading: C

To check Broadband and Mobile phone coverage, click on our Key Facts for Buyers report online if available or visit www.ofcom.org.uk/phones-telecoms-and-internet/coverage

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



ARRANGE A VIEWING

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