



7 SCAR VIEW ROAD, OXENHOLME, KENDAL, LA9 7EU
£285,000

MILNE MOSER
SALES + LETTINGS

7 SCAR VIEW ROAD
OXENHOLME
KENDAL,
LA9 7EU



2



2



1



GARAGE &
PARKING

OVERVIEW

With modern decor styles, semi open plan living and low maintenance gardens spaces, this two bedroom semi-detached bungalow is perfect for first time buyers or those looking to downsize. Previously extended, the current owners have opened up the kitchen and lounge space creating a lovely light living space, perfect for family dining and social get togethers. Both bedrooms are doubles with one having access to the handy sun room at the side. The bathroom is fitted with a four piece suite. The attic space has been partially developed and subject to consents and planning may offer further scope. Garden spaces wrap around two sides plus there is a patio, garage, workshop and parking. Gas centrally heated and mostly double glazed. Well located for many amenities including Oxenholme Mainline Station, Asda supermarket and Westmorland General Hospital

ACCOMMODATION

A clipped arch leads across the front garden to a pretty painted door.

HALL

6' 0" x 10' 1" (1.82m x 3.09m)

Having a practical tiled floor, downlights and steps up into the inner hallway. A drop down ladder and hatch leads to the developed attic.





KITCHEN DINER

12' 3" x 11' 6" (3.74m x 3.50m)

Two UPVC double glazed windows overlook the garden. Fitted with warm wood style base and wall units with pale marble effect worktops, tiled splashbacks and a one and a half bowl sink with drainer. There is a gas hob with hood above and an electric double oven with grill. Space for a family dining table, plumbing for a washing machine and space for a fridge freezer. Downlights to the ceiling. A couple of steps lead up to the lounge diner.

LOUNGE DINER

13' 10" x 17' 0" (4.22m x 5.17m) plus box bay window.

A generous room with ample space for lounge and dining furniture. A UPVC double glazed window plus a box bay window, both overlooking the garden. Wood effect flooring, downlights, a ceiling light and two modern vertical radiators.

INNER HALLWAY

5' 10" x 10' 0" (1.79m x 3.06m)

The wood effect flooring continues from the lounge diner and runs into the bedroom. There is access to a second loft space, downlights and a vertical radiator.

BEDROOM

14' 7" x 8' 4" (4.44m x 2.53m)

UPVC double glazed window facing into the side/rear patio. Downlights, a radiator and wood effect flooring.

BATHROOM

8' 4" x 7' 9" (2.55m x 2.37m)

A good sized bathroom with a frosted UPVC double glazed window and tiling to the walls. The four piece suite comprises a bath with shower above, a WC, bidet and a pedestal wash hand basin. There is a radiator, extractor and downlights.

BEDROOM

9' 10" x 11' 6" (2.99m x 3.50m)

The second bedroom is also a double with wood effect flooring, downlights and a vertical radiator. Sliding doors lead to the sun room.



SUN ROOM

6' 0" x 11' 0" (1.83m x 3.35m)

UPVC double glazed to three sides plus a polycarbonate roof. An external door leads to the patio and there are two wall lights, two radiators and a tiled floor.

DEVELOPED ATTIC

14' 11" x 11' 9" (4.53m x 3.58m) max

A useful space with additional storage within the eaves, a radiator and downlights. Velux rooflights have a lovely view towards The Helm and there are downlights to the ceiling and lighting to the eaves cupboard.

EXTERNAL

Pretty garden spaces wrap around the front and side of the bungalow with a lawn enclosed by clipped hedging, flower borders, Japanese anemones and a camellia. Between the bungalow and garage is a patio with flower border, external light and a tap. Two external sockets. The block paved driveway has space for two cars.

GARAGE & WORKSHOP

Garage 9' 6" x 17' 9" (2.90m x 5.41m)

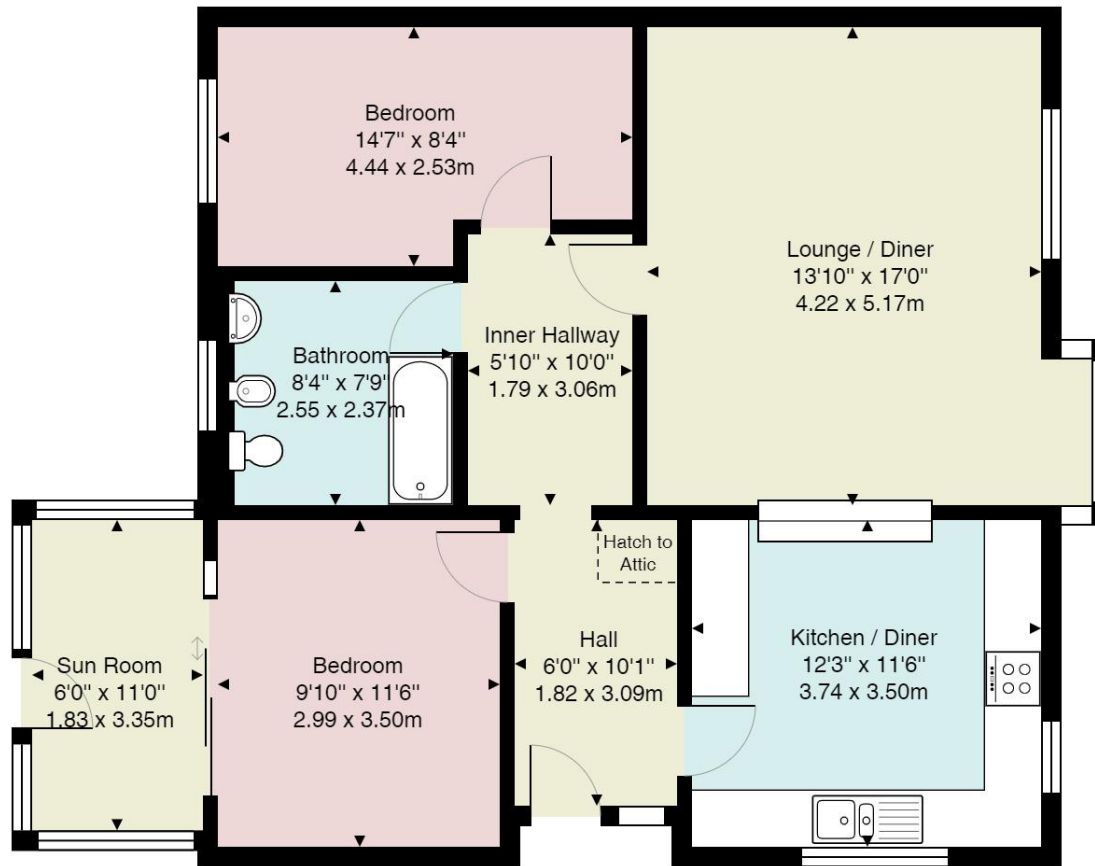
Workshop 9' 2" x 8' 11" (2.79m x 2.72m)

The garage has an up and over door plus a pedestrian door. The current power supply has been disconnected to both spaces however a new cable is in situ ready to be reconnected. The side workshop space is fitted with kitchen units.

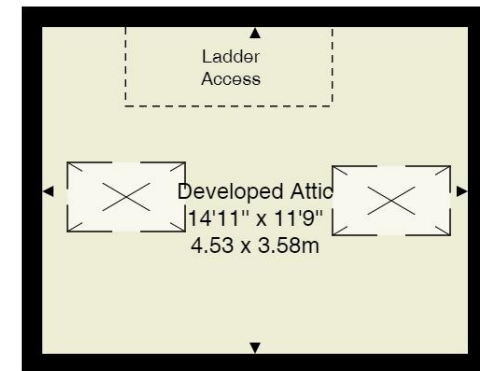
DIRECTIONS

Leaving Kendal on A65, Burton Road, proceed past Asda Supermarket and Westmorland General Hospital. Continue up the hill, turning left into Oxenholme onto Helmside Road. Turn right onto Scar View Road with the property being located on the right at the junction with Bleaswood Road
what3words///good.decent.open





Ground Floor



1st Floor

Approx. Total Area: 1076 ft² ... 100.0 m² including Attic

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. FTTP Broadband.

Tenure: Freehold

Council Tax Band: B

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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