



7 BIRCHWOOD CLOSE, KENDAL, LA9 5BJ
£300,000

MILNE MOSER
SALES + LETTINGS

7 BIRCHWOOD CLOSE KENDAL LA9 5BJ



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PARKING

OVERVIEW

With a level plot, front and rear gardens and a cul de sac location, this semi-detached bungalow is ideal for those looking to downsize, however also has potential to extend or reconfigure (subject to planning). The accommodation is well laid out with both bedrooms being to the rear of the property and overlooking the garden, the lounge diner is light and bright and there is a kitchen with space for a breakfast table. The bathroom has a white suite. Externally, the bungalow sits well on the good sized plot. Lawned gardens extend to the front and rear and there is a generous tandem driveway, some of which is gated, ideal for pets and children. The bungalow is neutrally decorated throughout and has UPVC double glazing and gas central heating.

ACCOMMODATION

From the front garden and driveway, a frosted UPVC part double glazed door leads into:

HALL

There is open access to the kitchen and a ceiling light. A built in cupboard houses the Vaillant boiler.

LOUNGE DINER

9' 8" x 17' 3" (2.95m x 5.25m)

A UPVC double glazed window has a pleasant outlook over the front garden and cul de sac. Dimensions of the room allow for both lounge and dining suites and an electric fire suite with wood surround provides a focal point. There are two ceiling lights and a radiator.





KITCHEN

8' 02" x 9' 1" (2.44m x 2.78m)

A UPVC double glazed window faces the side aspect and there is an external door. Fitted with oak style base and wall units with speckled worktops and tiled splashbacks. There is a gas hob with hood above, an electric oven and a stainless steel sink with drainer. Plumbing for a washing machine, space for a breakfast table and under-counter fridge and freezer. Ceiling light and a radiator.

INNER HALL

Having and ceiling light and a built in cupboard with shelving and hanging space. There is access to the loft which is partially boarded and has a light.

BEDROOM

9' 6" x 11' 7" (2.90m x 3.53m)

UPVC double glazed window overlooking the rear garden and over rooftops towards distant hills. Ceiling light and radiator.

BEDROOM

8' 1" x 8' 6" (2.47m x 2.59m)

Also at the rear of the bungalow with pleasant views, the second bedroom has a ceiling light, radiator and a UPVC double glazed window.

BATHROOM

4' 9" x 7' 8" (1.45m x 2.34m)

Frosted UPVC double glazed window to the side aspect. Fitted with a bath with shower, separate mixer and tiling above, a WC and pedestal wash hand basin. Wall mounted fan heater, a ceiling light, chrome heated towel rail and an extractor. Vanity light with shaver point.



EXTERNAL

At the front of the bungalow is a good sized lawn with block paved driveway with parking for at least two cars. Gates lead to the rear garden and an additional parking space. The rear garden is level and has a patio close to the bungalow and lawn with corner beds and perimeter fencing. The garden shed is to stay along with the arbour bench.

DIRECTIONS

Leaving Kendal on Brigsteer Road, turn left onto Underwood. Follow onto Stainbank Road with Birchwood Close being a turning to the left hand side. Number 7 is located half along the cul de sac to the right hand side.

what3words///neck.dragon.legend







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

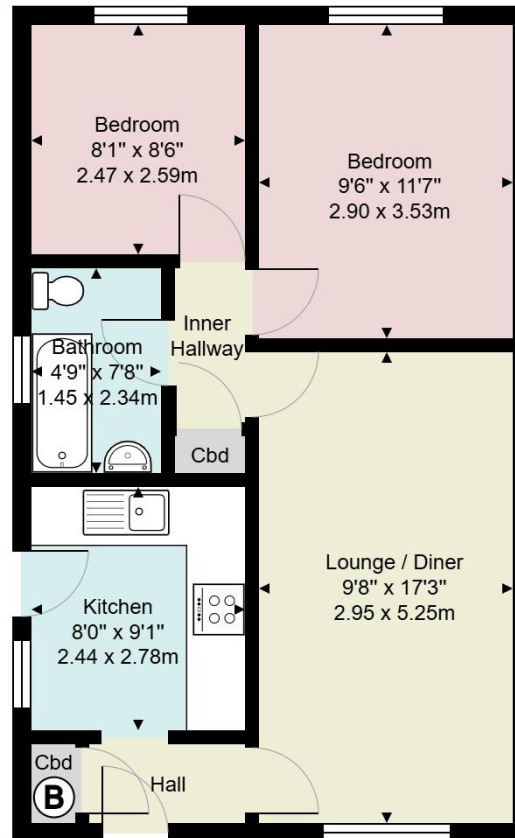
To check Broadband and Mobile phone coverage, click on our Key Facts for Buyers report online if available or visit www.ofcom.org.uk/phones-telecoms-and-internet/coverage

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



ARRANGE A VIEWING

To arrange your viewing contact our Kendal Team:
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