



71B, BELLINGHAM ROAD, KENDAL, CUMBRIA, LA9 5JY  
**£265,000**

**MILNE MOSER**  
SALES + LETTINGS

71B, BELLINGHAM ROAD  
KENDAL  
CUMBRIA  
LA9 5JY



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GARAGE &  
PARKING

#### OVERVIEW

Located in a cul de sac just off Bellingham Road, this semi-detached bungalow is perfect for buyers looking for a one level property with an easily managed garden. There is a lounge diner with large picture window, a kitchen, good sized double bedroom and a second bedroom with access to the garden. A modern wetroom has been installed and the property is gas centrally heated and has UPVC double glazing. The rear garden is enclosed and there is off road parking to both the front and side and a garage. The area is popular with a range of buyers and is well served by bus routes and has good road links to the by-pass, M6 motorway and wider Lake District. Riverside walks are close by.

#### ACCOMMODATION

From the front parking area, a frosted UPVC double glazed window leads into:

#### HALL

A useful cupboard provides space for coats and houses the Ideal boiler. Radiator and a ceiling light. Laminate wood flooring runs through into the lounge diner.

#### LOUNGE DINER

11' 4" x 16' 1" (3.46m x 4.90m)

A large UPVC double glazed picture window faces the front aspect. The bottom panes are frosted for privacy. A nice sized well decorated room with space for both lounge and dining suites. Ceiling light and a pale marble style fire surround with living flame gas fire.





#### INNER HALLWAY

Ceiling light. Access to the boarded loft via ladder. The loft is boarded and has power.

#### KITCHEN

8' 3" x 9' 9" (2.51m x 2.98m)

A UPVC double glazed window faces the side aspect and there is a frosted UPVC double glazed external door. Fitted with oak style base and wall units, with speckled worktops, tiled splashbacks and a stainless steel sink with drainer. There is space for a gas cooker, plumbing for a dishwasher and space for an undercounter fridge. There is a cooker hood, breakfast bar, radiator and a ceiling light.

#### BEDROOM

11' 4" x 12' 4" (3.46m x 3.76m)

A good sized double bedroom with a UPVC double glazed window overlooking the rear garden. Built-in cupboard, a radiator and a ceiling light.

#### BEDROOM

8' 4" x 8' 10" (2.53m x 2.70m)

Sliding patio doors lead to the garden and there is a ceiling light and radiator.

#### WETROOM

4' 10" x 5' 11" (1.48m x 1.81m)

Frosted UPVC double glazed window to the side elevation. Fully tiled, the wetroom has a pedestal wash hand basin, a WC and open shower area. Ceiling light, an extractor and a radiator.



#### EXTERNAL

The front garden is laid with chippings for parking and there is a driveway at the side leading to the garage. The rear garden is enclosed and landscaped with flags and raised beds for ease. Planted with evergreens, azaleas and perennials, there is also a greenhouse to stay.

#### GARAGE

8' 5" x 18' 8" (2.56m x 5.70m)

Having an up and over door, plumbing for a washing machine, power and light. Window to the rear and a pedestrian door to the rear garden.

#### DIRECTIONS

Leaving Kendal on A6, Milnthorpe Road, continue through the traffic lights at the college and past Romneys and Stonecross Manor, both on the right. Turn left onto Kent Park Avenue and then left onto Bellingham Road. Turn left again (following the number signs) onto a cul de sac with the property located towards the top right hand corner.

what3words///misty.fork.coffee





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.





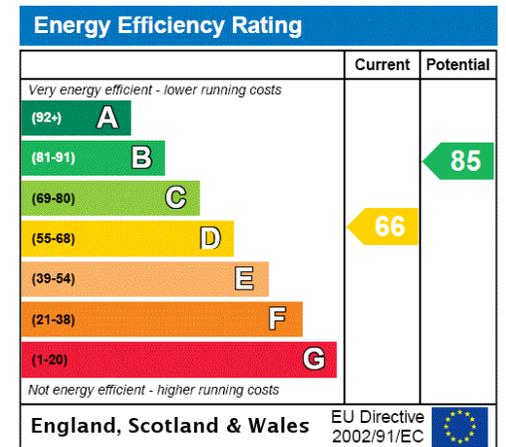
**GENERAL INFORMATION**

Services: Mains Gas, Electric, Drainage and Water

Tenure: Freehold

Council Tax Band: 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](http://www.ofcom.org.uk/phones-telecoms-and-internet/coverage)



**ARRANGE A VIEWING**

To arrange your viewing contact our Kendal Team:

100 Highgate, Kendal, LA9 4HE

**Telephone.** 01539 725582

**Email.** [kendalproperty@milnemoser.co.uk](mailto:kendalproperty@milnemoser.co.uk)

# MILNE MOSER

## SALES + LETTINGS

### KENDAL OFFICE

100 Highgate, Kendal, Cumbria LA9 4HE

Telephone. 01539 725 582

Fax. 01539 723 425

Email. [kendalproperty@milnemoser.co.uk](mailto:kendalproperty@milnemoser.co.uk)

Email. [lettings@milnemoser.co.uk](mailto:lettings@milnemoser.co.uk)

### MILNTHORPE OFFICE

Westmorland House, The Square,

Milnthorpe, Cumbria LA7 7QJ

Telephone. 015395 64600

Fax. 015395 63976

Email. [milnthorpeproperty@milnemoser.co.uk](mailto:milnthorpeproperty@milnemoser.co.uk)



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