



4 HELMSIDE GARDENS, OXENHOLME, KENDAL, CUMBRIA, LA9 7HN
£275,000

MILNE MOSER
SALES + LETTINGS

4 HELMSIDE GARDENS OXENHOLME KENDAL LA9 7HN



OVERVIEW

With modern decor styles and fittings, this three bedroom semi detached house is perfect for a young family or first time buyers. The lounge has a lovely woodburner and open access to the kitchen diner giving a contemporary open plan feel. Two of the three bedrooms are doubles and all three have views either over Kendal towards hills and fells or onto open fields at the rear. The rear garden is well planted and has a lawn and two sheds for storage. The garden backs onto open fields with a patio space well positioned for watching the local wildlife. Off road parking completes the picture of this welcoming home. Oxenholme Mainline Station is close by along with Westmorland General Hospital, bus routes and Asda supermarket.

ACCOMMODATION

Steps lead up to the UPVC double glazed front door and into:

HALL

Stairs lead to the first floor and there is wood effect flooring running through into the lounge and kitchen diner. Ceiling light and a Rointe electric heater.

LOUNGE

12' 5" x 13' 4" (3.77m x 4.06m)

A UPVC double glazed window faces the front aspect. A Contura wood burning stove set to a slate plinth has been fitted across the corner of the room and provides a lovely focal point. There is a ceiling light, recess under the stairs and a Rointe electric heater. Open access to the kitchen diner.





KITCHEN DINER

15' 8" x 9' 1" (4.78m x 2.76m)

UPVC double glazed window to the rear and UPVC double glazed French doors leading to the covered porch space. Fitted with sage green shaded shaker style base and wall units with wood block worktops and a stainless steel one and a half bowl sink with drainer. Electric hob with stainless steel canopy above, an electric oven and an integrated microwave. Integrated dishwasher and plumbing for a washing machine. Downlights, under unit lighting and a Rointe electric heater. Space for a dining table and fridge freezer.

LANDING

A UPVC double glazed window to the side aspect. Ceiling and access to the loft. The loft is part boarded and has a light and drop down ladder.

BEDROOM

8' 10" x 10' 5" (2.69m x 3.19m)

The UPVC double glazed box bay window has a lovely view over Kendal towards Scout Scar. Ceiling light and a Rointe electric heater.

BEDROOM

9' " x 10' 5" (2.80m x 3.19m) excluding wardrobes

With view over the rear garden and open fields, the second double bedroom has a ceiling light and Rointe electric heater. Built in wardrobes with overhead storage and a UPVC double glazed window.

BEDROOM

6' 6" x 8' 11" (1.98m x 2.71m) max

UPVC double glazed window to the front with view over Kendal towards Scout Scar. Ceiling light, Rointe electric heater and a built in airing cupboard with hot water cylinder.



BATHROOM

6' 1" x 5' 6" (1.85m x 1.68m)

A modern stylish bathroom with a concealed cistern WC and vanity hand basin set to pale wood effect cabinets/cupboards and a bath with rainfall shower above and separate riser spray. Aqua board panelling, a UPVC double glazed window and a ceiling light.

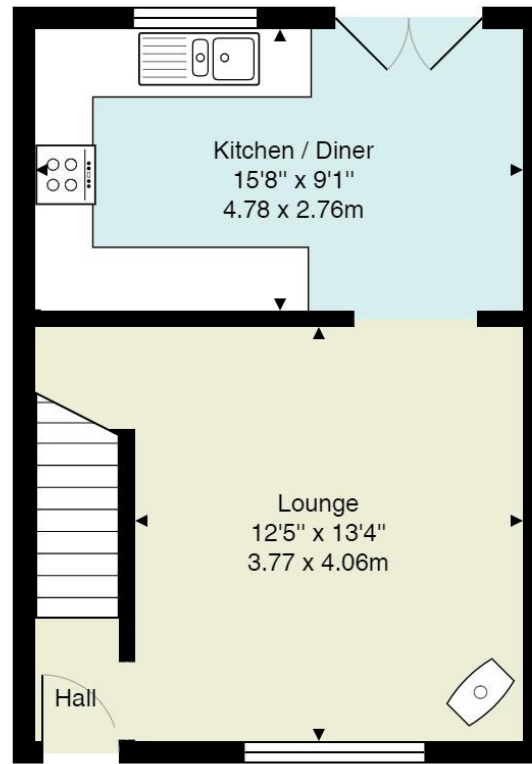
EXTERNAL

To the front of the house is a mature shrubby garden providing privacy, there is parking to the side and a gate leads into the rear garden. There is a covered porch space adjacent to the house which is decked and has power, a light and is a handy space for wet coats and shoes. Steps lead up through a well planted bank and onto the lawn. A patio borders the open field at the rear and is the perfect place for a barbecue. There are two sheds to stay - both with power connected. Approx measurements 3' 4" x 7' 7" (1.02m x 2.31m) and 7' 7" x 11' 7" (2.31m x 3.53m).

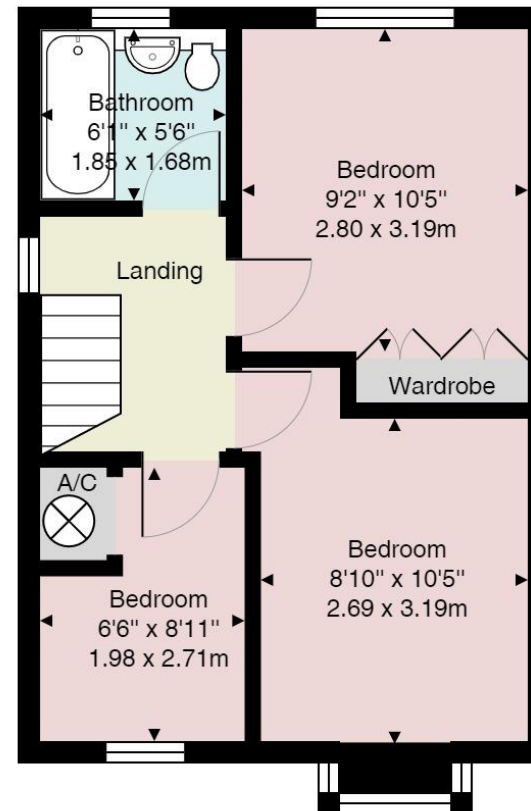
DIRECTIONS

Leaving Kendal on Burton Road, proceed past the Leisure Centre and then second left at the traffic lights onto Oxenholme Road. Straight through at the next traffic lights and two roundabouts. Pass the lower pedestrian entrance to Oxenholme Station and up and over the bridge. Take the next right onto Helmside Road and then left onto Helmside Gardens. Number 4 is located on the junction. [what3words///move.early.opera](https://www.what3words.com/move/early.opera)





Ground Floor



1st Floor

Approx. Total Area: 724 ft² ... 67.3 m²

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, Electric and Drainage
 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		86 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



ARRANGE A VIEWING

To arrange your viewing contact our Kendal Team:

100 Highgate, Kendal, LA9 4HE

Telephone. 01539 725582

Email. 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

Email. 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



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