



6 HELMSIDE ROAD, OXENHOLME, KENDAL, CUMBRIA, LA9 7ET
£220,000

MILNE MOSER
SALES + LETTINGS

6 HELMSIDE ROAD
OXENHOLME
KENDAL
LA9 7ET



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PARKING

OVERVIEW

Having an excellent location for Oxenholme Mainline Station, Westmorland General Hospital, Business Park and Asda Supermarket, this two bedroom mid terraced house is a perfect first time buy. Both bedrooms are doubles and there is a generous bathroom with corner bath. The kitchen diner has access to the enclosed patio/rear courtyard and there is a lounge. An excellent asset to the house is the off road parking and additional garden space at the rear - a real bonus in the house if this style. Gas centrally heated and UPVC double glazed, some cosmetic updating is required however this is an opportunity to personalise and create a long term home.

ACCOMMODATION

A UPVC door leads into:

HALL

Having a radiator, ceiling light and stairs to the first floor landing. Hanging space for coats.

LOUNGE

14' 11" x 12' 7" (4.54m x 3.84m)

UPVC double glazed window facing the front aspect. The wooden fire surround has space for an electric fire and there is an alcove cupboard and shelving to one side. Ceiling light, radiator and two wall lights.





KITCHEN DINER

18' 1" x 7' 1" (5.51m x 2.15m)

Overlooking the rear courtyard, the kitchen diner is fitted with mid oak style base and wall units, grey worktop, tiled splashbacks and a stainless steel sink with drainer. There is plumbing for a washing machine, space for an electric cooker and space for a fridge freezer. The boiler is in an open cupboard and there are two UPVC double glazed windows. Please note: Following a leak from the basin in the bathroom above, the ceiling is due to be repaired in coming weeks along with the lighting reinstated.

LANDING

Ceiling light and wooden doors leading to the two bedrooms and bathroom. High level window from the bathroom for natural light.

BEDROOM

15' 0" x 9' 2" (4.57m x 2.81m)

UPVC double glazed window has a partial view at the front towards The Helm. Ceiling light and a radiator. Deep open cupboard/wardrobe with shelving.

BEDROOM

9' 2" x 10' 7" (2.79m x 3.21m)

Overlooking the railway line towards Kendal and hills, the second bedroom has a ceiling light, radiator, access to the loft and a UPVC double glazed window.

BATHROOM

8' 5" x 6' 11" (2.56m x 2.10m)

UPVC double glazed window facing the rear elevation. A good sized bathroom fitted with a corner bath with shower above, a pedestal wash hand basin and a WC. There is tiling above the bath and splashbacks, a ceiling light, radiator and heated towel rail. Wall mounted fan heater.



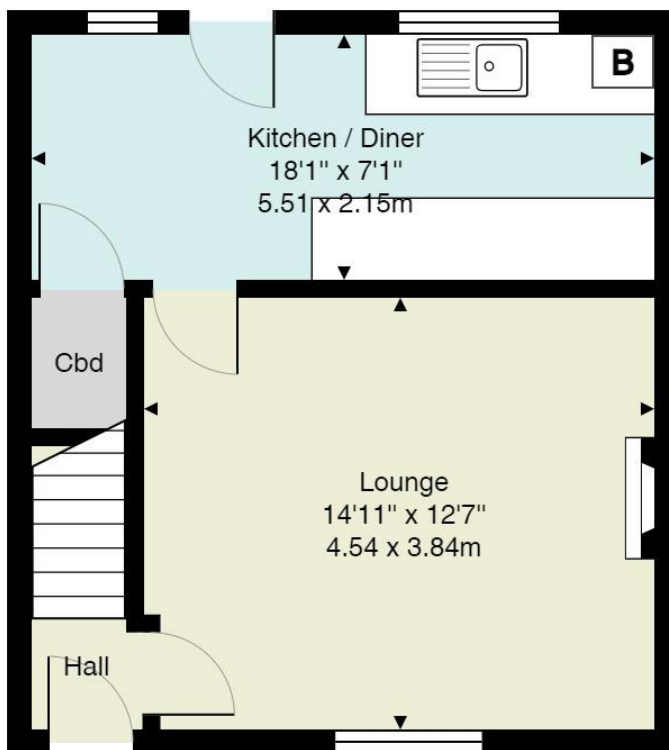
EXTERNAL

At the rear of the property, the rear courtyard has ample space for patio/dining furniture plus a shed if required. Enclosed by brick walls, there is a gate to the rear access lane. The double width off road parking is across the lane and there is a gravelled area with evergreens and a shed.

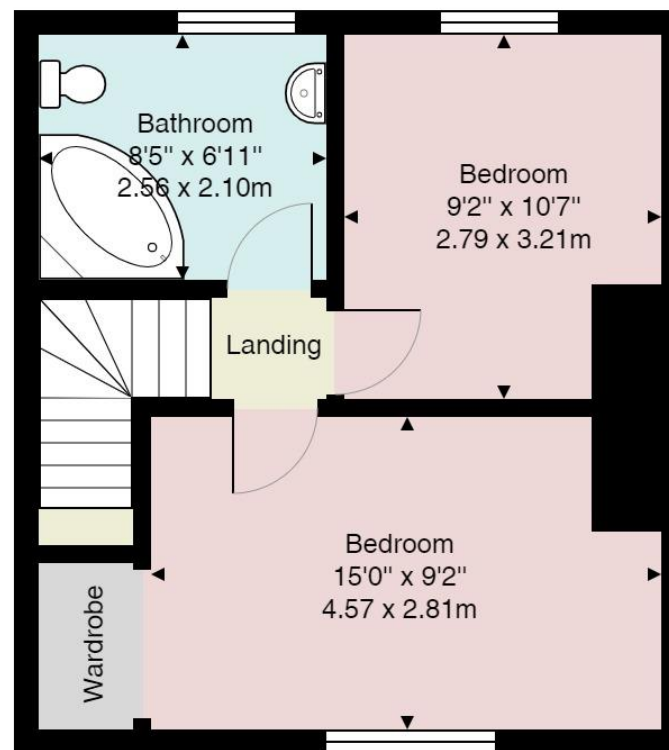
DIRECTIONS

Leaving Kendal on Burton Road, proceed through the traffic lights at Heron Hill and straight on at the roundabout. Continue up the hill, turning left onto Helmside Road. The property is just on the left.
[what3words:///blaze.animal.cabin](#)





Ground Floor



1st Floor

Approx. Total Area: 737 ft² ... 68.5 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, Gas, 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		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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