



21 HALIBURTON ROAD, KENDAL, CUMBRIA, LA9 7HJ
£225,000

MILNE MOSER
SALES + LETTINGS

21 HALIBURTON ROAD
KENDAL
CUMBRIA
LA9 7HJ



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GARAGE &
PARKING

OVERVIEW

Located to the head of a cul de sac with supermarket, shop, doctors and primary school close by, this three bedroom semi-detached house is a great family home. The layout has scope to extend (subject to planning) and already offers three bedrooms - two of which are doubles and all have fitted furniture, a lounge, dining kitchen and bathroom. The garage is a good size with space for a utility area and there is ample off road parking and an enclosed rear garden. The property has been well maintained and cared for, however some buyers may wish to carry out modernisation works, and there is UPVC double glazing (less the garage).

ACCOMMODATION

A generous tarmac'd driveway leads to an open porch area and a frosted UPVC double glazed door leads into:

HALL

5' 4" x 14' 11" (1.62m x 4.54m)

A light and airy hallway with open tread stairs leading to the first floor, a ceiling light, telephone point and an electric storage heater. A frosted UPVC double glazed is adjacent to the front door.

LOUNGE

10' 11" x 14' 11" (3.32m x 4.54m)

UPVC double glazed window to the front aspect. A gas fire is set to a wood clad chimney breast with shelving/display surfaces to one side. Ceiling light and television point.





KITCHEN DINER

16' 8" x 7' 10" (5.07m x 2.38m)

Semi divided into kitchen and dining spaces, there are two UPVC double glazed windows overlooking the rear garden and a connecting door to the garage. The kitchen area is fitted with pine base and wall units, pale speckled worktops, tiled walls and a cream sink with drainer. There is an electric hob and electric under counter double oven plus an integrated fridge. Two ceiling lights and an electric storage heater.

LANDING

A UPVC double glazed window faces the side aspect. Built in airing cupboard with cylinder and shelving. Access to the loft and a ceiling light.

BEDROOM

9' 10" x 11' 10" (3.00m x 3.61m) max

UPVC double glazed window to the rear elevation. Two double built in wardrobes with central drawers and overhead storage. Ceiling light.

BEDROOM

9' 10" x 11' 0" (3.00m x 3.36m) max

Having a pleasant outlook towards Serpentine Woods, the second double bedroom has a ceiling light and UPVC double glazed window. Two built in double wardrobes, overhead storage, drawers and an inset mirror.

BEDROOM

6' 3" x 7' 11" (1.90m x 2.42m) max

UPVC double glazed window also having an outlook towards Serpentine Woods. Ceiling light, a built in double wardrobe, drawers and high level storage.



BATHROOM

6' 2" x 5' 5" (1.88m x 1.65m)

Frosted UPVC double glazed window to the rear aspect. Fitted with a cast metal bath with shower above, a WC and pedestal wash hand basin. Fully tiled walls and a ceiling light.



EXTERNAL

At the front of the house is a generous driveway and easy to maintain gravelled area. A shared path at the side leads to the rear garden. Enclosed by hedging and fencing, the rear garden has also been landscaped for ease with flagged and gravelled areas, a rockery style flower bed and shrub border. Space for pots and patio furniture.

GARAGE

8' 10" x 27' 5" (2.68m x 8.36m)

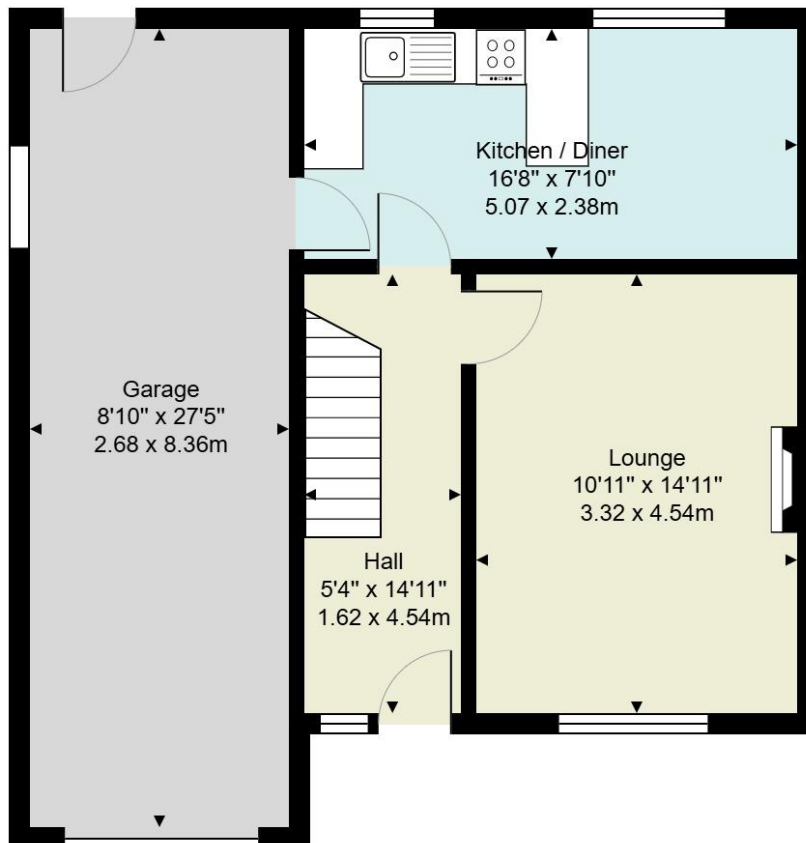
A good sized garage with an up and over door, window at the side and pedestrian door to the rear garden. Power, light and tap. Plumbing for a washing machine plus space for a tumble dryer and freezer.

DIRECTIONS

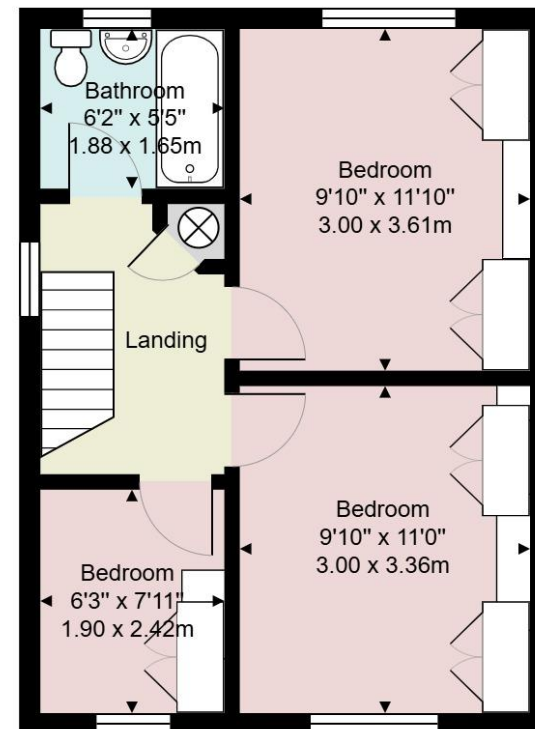
From Burton Road, proceed past the leisure centre to the traffic lights. Take the second left onto Oxenholme Road and at the next traffic lights turn left again onto Kendal Parks Road. Turn right onto Haliburton Road with number 21 being located at the head of the cul de sac.

[what3words:///bowls.string.digit](#)





Ground Floor



1st Floor

Approx. Total Area: 1025 ft² ... 95.3 m² including garage

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

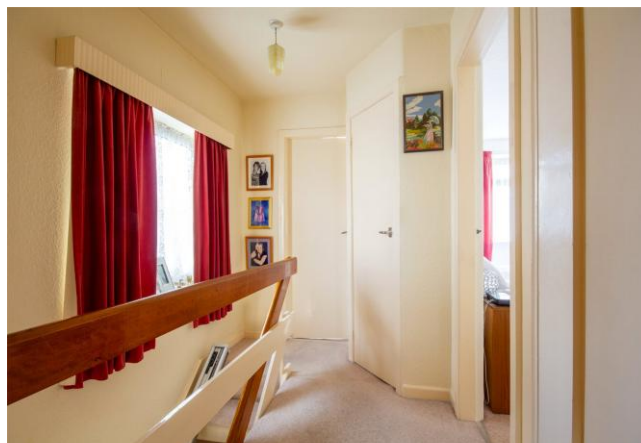
Services: Mains Water, Gas (fire in lounge only), Electric and Drainage. Electric storage heaters to the ground floor.

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

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ARRANGE A VIEWING

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