



6 HAZELWOOD, KENDAL, CUMBRIA, LA9 5EE
£300,000

MILNE MOSER
SALES + LETTINGS

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GARAGE &
PARKING

OVERVIEW

Having spectacular views over Kendal, this deceptive end terraced house is larger than expected and available with no onward chain. Extended creating two reception rooms plus a sun room and a generous third bedroom (or fabulous studio!) on the first floor, the property will appeal to a range of buyers. The rear garden is enclosed, ideal for pets and children and there is off road parking and a garage. Located on Underwood, the property is well positioned for local primary school, Kendal College and access to both the north and south of Kendal. Gas centrally heated and double glazed (most UPVC), the property must be viewed to be appreciated.

ACCOMMODATION

The front door is accessed from a footpath leading down from Underwood. There is secondary access from the driveway at the side.

HALLWAY

Stairs lead to the first floor and there is a built in coat cupboard, a ceiling light and a radiator. Telephone point and router.

LOUNGE

14' 8" x 11' 9" (4.48m x 3.58m)

UPVC double glazed window to the rear plus sliding UPVC double glazed doors to the sun room. A living flame gas fire with pebble bed, slate surround and wood mantel above, a ceiling light and radiator. Open access to the dining room.





DINING ROOM

10' 10" x 9' 6" (3.29m x 2.89m)

Also having sliding UPVC double glazed doors to the sun room, the dining area has a radiator, downlights, two wall lights and an external door at the side.

SUN ROOM

17' 5" x 6' 0" (5.32m x 1.82m)

A lovely addition to the property and the perfect place to relax with a cup of tea and good book. UPVC double glazed to three sides, polycarbonate roof and sliding double glazed doors to the rear garden. Wall light and sockets.

KITCHEN

10' 0" x 13' 5" (3.04m x 4.08m) max

A double glazed window faces the front elevation. Fitted with base and wall units, dark worktops and a stainless sink and drainer. Space for a fridge freezer, plumbing for a washing machine and space for an electric cooker. Wall mounted boiler and an integrated dishwasher. Ceiling light and a radiator.

LANDING

Having access to the loft, a radiator and ceiling light.

BEDROOM

14' 8" x 11' 9" (4.48m x 3.58m)

A good sized double bedroom with a UPVC double glazed window to the rear - there is a lovely view over rooftops and Kendal towards fells, plus a ceiling light and radiator. Double doors connect to the second bedroom.

BEDROOM

10' 10" x 18' 1" (3.29m x 5.52m)

Accessed from bedroom one and three, this large versatile room would make a fantastic master bedroom, studio space or extra reception room. The views are outstanding, 180 degree from Serpentine Woods across to Lakeland Fells and distant Yorkshire Dales. Three UPVC double glazed windows, three wall lights, radiator and downlights.

BEDROOM

7' 10" x 10' 3" (2.40m x 3.12m) excluding cupboards

Double glazed window to the front elevation - there is a pleasant view between houses. Ceiling light, radiator and two built in cupboard over the stairs



SHOWER ROOM

6' 5" x 7' 3" (1.95m x 2.22m)

Frosted double glazed window to the front aspect. Fitted with a double shower cubicle, pedestal wash hand basin and a WC. Contemporary tiling to the walls, a chrome heated towel rail, ceiling light and extractor. Vanity light with shaver point.

EXTERNAL

The front garden is lushly planted with shrubs and evergreens providing privacy on the footpath. At the side is a driveway with access to the garage plus a further gravelled area and parking space. Steps and a gate lead to the side and rear garden. The rear garden is enclosed with a central lawn, wisteria covered arbour and patio and shrub filled borders. There is a shed, external light and tap.

GARAGE

17' 11" x 8' 9" (5.36m x 2.66m)

Up and over door, two ceiling lights, power and shelving.

DIRECTIONS

Leaving Kendal on Brigsteer Road, turn left onto Underwood then take the third turning on the left onto Hazelwood. Follow Hazelwood down and to the left with the property located to the left hand side.

what3words///today.starts.good







GENERAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage
 Tenure: Freehold. Please note the right hand garage belongs to a neighbour.
 Council Tax Band: C
 EPC Grading: TBC

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		
55-68	D	67 D	73 C
39-54	E		
21-38	F		
1-20	G		



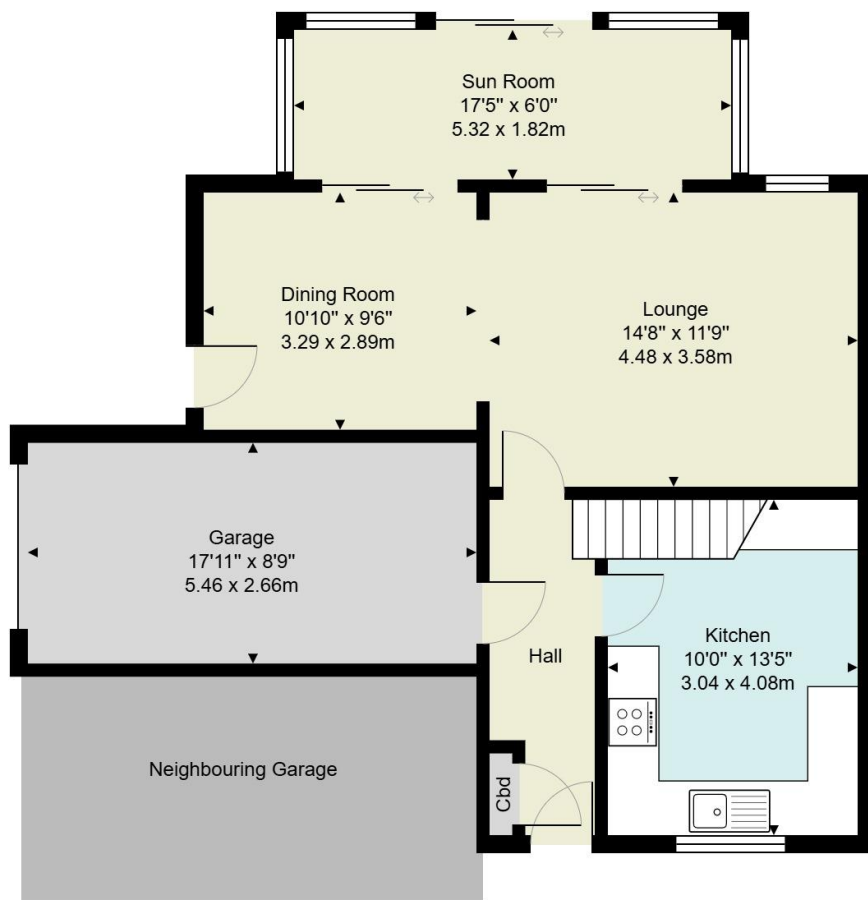
ARRANGE A VIEWING

To arrange your viewing contact our Kendal Team:

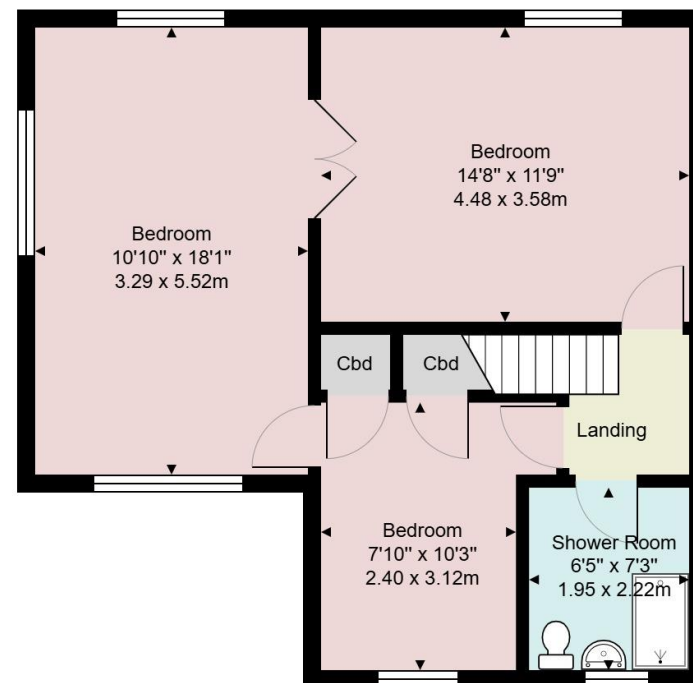
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Ground Floor



1st Floor

Approx. Total Area: 1526 ft² ... 141.8 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

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