



3 WORDSWORTH DRIVE, KENDAL, CUMBRIA, LA9 7JW  
**£275,000**

**MILNE MOSER**  
SALES + LETTINGS

# 3 WORDSWORTH DRIVE

## KENDAL

### CUMBRIA

#### LA9 7JW



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GARAGE &  
PARKING

#### OVERVIEW

With local shop, supermarket, doctors and bus routes close by, this semi-detached bungalow is perfect for buyers looking to downsize and future proof their next home. The easily managed level accommodation offers two double bedrooms, a pleasant lounge, bathroom and kitchen. There is a good amount of built in storage with a coat cupboard in the hallway, generous pantry, inner hall cupboard and fitted wardrobes to both bedrooms. The gardens have been landscaped with ease in mind with gravelled areas at both the front and rear, softened by well planned borders, flowering shrubs and perennials plus there is a garage, car port and driveway. The property is gas centrally heated and UPVC double glazed, however some updating is required.

#### ACCOMMODATION

A UPVC double glazed door leads into:

#### HALL

A useful double coat cupboard keeps shoes, bags and coats tidy and there is a ceiling light and radiator.

#### LOUNGE

16' 8" x 11' 8" (5.08m x 3.56m)

A good sized room with a large UPVC double glazed window to the front. The Baxi fire has a back boiler and is set to a slate hearth and there is a ceiling light, radiator and two wall lights.





#### KITCHEN

9' 10" x 10' 7" (3.00m x 3.22m) max

Fitted with wood effect base and wall units with coloured panels, speckled worktops and a coloured one and a half bowl sink with drainer. There is an electric hob with hood above and an electric oven, a radiator and ceiling light. The breakfast bar provides space for a coffee or casual dining and there is a good sized pantry with shelving and light fitting. External UPVC double glazed door and a UPVC double glazed window faces the side aspect.

#### INNER HALLWAY

Ceiling and access to the loft. Deep built-in shelved cupboard.

#### BEDROOM

11' 8" x 11' 4" (3.55m x 3.45m) excluding wardrobes

Having a pleasant outlook over rooftops towards Scout Scar, the bigger of the two double bedrooms has a UPVC double glazed window, ceiling light and radiator. There is a built-in double wardrobe plus a double airing cupboard with shelving and hot water cylinder.

#### BEDROOM

9' 10" x 11' 5" (3.00m x 3.48m) max

Also facing the rear aspect, the second double bedroom has two double wardrobes, overbed storage, bedside lights and shelves. There is a UPVC double glazed window, radiator and ceiling light.

#### BATHROOM

4' 11" x 8' 5" (1.50m x 2.57m)

Frosted UPVC double glazed window to the rear elevation. Fitted with a WC, pedestal hand basin and metal bath with shower above and folding screen. The walls have been part tiled and there is a ceiling light and radiator.



#### EXTERNAL

At the front of the bungalow is a low maintenance gravelled garden with shrub borders and a driveway leading to the carport and garage. A path at the side of the garage leads to the rear garden. Also designed with low maintenance in mind, the rear garden has gravelled interspersed with ferns and shrubs and a good side herbaceous border. An under croft with limited head height provides storage.

#### GARAGE

9' 0" x 17' 7" (2.75m x 5.37m)

Up and over door, UPVC double glazed window, power and light.

#### DIRECTIONS

Leaving Kendal on Burton Road, A65, proceed past the leisure centre to the traffic lights. Turn sharp left onto Heron Hill and then right by the shop onto Esthwaite Avenue. Turn immediately left onto Wordsworth Drive with the property being on the left  
what3words///sounds.spin.hips







#### GENERAL INFORMATION

Services: Mains Water, Electric, Drainage and Gas

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)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		56 D
39-54	E		
21-38	F		
1-20	G		



#### ARRANGE A VIEWING

To arrange your viewing contact our Kendal Team:

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Approx. Total Area: 875 ft<sup>2</sup> ... 81.3 m<sup>2</sup> 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

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SALES + LETTINGS

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