



8 HILLSWOOD AVENUE, KENDAL, CUMBRIA, LA9 5BT
£395,000

MILNE MOSER
SALES + LETTINGS

8 HILLSWOOD AVENUE KENDAL CUMBRIA LA9 5BT



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GARAGE &
PARKING

OVERVIEW

Having been extended at the side and rear, this semi-detached house is the ideal home and has fantastic views at the rear. Future proofed for a growing family, the property offers up to five bedrooms (or four and a study), plus two bathroom facilities making it perfect for a busy household. On the ground floor, there is a lounge and good sized kitchen diner, a utility/laundry with lots of storage and a WC. The garden room extension is real bonus - the views over Kendal town and distant fells are fantastic and there are doors to the garden. The garage has been divided to create yet more storage but could easily be reinstated and the garden at the rear has been landscaped for ease with artificial grass and a patio - ideal for outdoor dining and play. Gas centrally heated and double glazed throughout, the property has an excellent location with good access to schools and Kendal College.

ACCOMMODATION

A double glazed door leads into the porch. There are feature glass blocks, a ceiling light and cupboard housing the fuseboard and meters.

LOUNGE

17' 4" x 11' 11" (5.27m x 3.63m)

A UPVC double glazed window faces the front elevation. A good sized room with a white fire surround, grey hearth and an electric flame effect fire. Ceiling light, two radiators and a corner shelf.





KITCHEN DINER

17' 4" x 12' 10" (5.27m x 3.91m)

Semi open plan to the garden room, the kitchen diner has glimpses of the fantastic view that lies beyond. The kitchen area is fitted with pine style base and wall units, co-ordinating worktops and splashback tiling. There is a gas hob with canopy above, a gas double oven, stainless steel one and a half bowl sink with drainer and an integrated fridge. Under unit lighting, two ceiling lights and a radiator. Useful under stairs storage.

GARDEN ROOM

17' 5" x 6' 3" (5.30m x 1.91m)

UPVC double glazed windows and double doors have an excellent view over the garden, rooftops to distant fells and hills beyond. Additional light comes from two large Velux rooflights and there are three wall lights, shelving and two radiators.

UTILITY/LAUNDRY

9' 0" x 12' 9" (2.75m x 3.89m) max

A great addition for busy families and perfect for keeping everyday clutter tidied away. There is plumbing for a washing machine, built in double cupboards, space for a fridge freezer and a double glazed door to the garden. Two ceiling lights and a radiator.

WC

3' 9" x 5' 8" (1.14m x 1.72m)

Fitted with a vanity hand basin with cupboards beneath, and a WC. Chrome heated towel rail, ceiling light and an extractor.

LANDING

Having a shelved double cupboard plus a second cupboard housing the Worcester boiler, Ceiling light and access to the loft. A couple of steps lead down into the extension landing which has a radiator and ceiling light.

BEDROOM

10' 2" x 11' 11" (3.09m x 3.63m) including wardrobes

UPVC double glazed window to the front aspect. Large triple wardrobe with sliding doors, radiator, downlights and two wall lights.



BEDROOM

9' 8" x 9' 11" (2.94m x 3.02m)

Having a fabulous elevated view over Kendal to distant fells, the second double bedroom has a radiator, ceiling light and double wardrobe over the stairs. UPVC double glazed window.

BEDROOM

6' 11" x 8' 8" (2.12m x 2.65m)

UPVC double glazed window to the front elevation. Radiator and a ceiling light.

BATHROOM

7' 4" x 5' 3" (2.25m x 1.59m)

Fitted with a concealed cistern WC, vanity hand basin and bath with mixer shower attachment. There are part tiled walls, a chrome heated towel rail, underfloor heating, downlights and a wall mirror. Two frosted UPVC double glazed windows.

BEDROOM

9' 1" x 11' 0" (2.76m x 3.35m)

Within the extension, the third double bedroom has excellent views at the rear. There are two double wardrobes with overhead storage, a radiator, two wall lights and a UPVC double glazed window.

BEDROOM/STUDY

7' 8" x 10' 1" (2.35m x 3.08m)

A versatile single bedroom with a UPVC double glazed dormer window to the front, ceiling light and radiator. Access to eaves.

SHOWER ROOM

5' 2" x 5' 5" (1.59m x 1.64m)

Fully tiled, the shower room has a WC, vanity hand basin with cupboards below and a shower cubicle. There is a chrome heated towel rail, underfloor heating, an extractor and downlights.

GARAGE & STORE

Garage 7' 9" x 13' 3" (2.37m x 4.05m)

Store 8' 8" x 5' 9" (2.64m x 1.75m)

The garage has an electric roller door, light and power. A wood partition divides the space and could easily be removed. The store at the rear has shelving and a light.







EXTERNAL

The front of the property is gravelled and has raised beds and there is a block paved driveway. At the rear is a patio, perfect for outdoor dining and a second lower patio and artificial grass. Sleeper edged beds have been well planted with flowering evergreen shrubs and there are gravelled paths and further seating area. The garden is enclosed by hedging - at the rear is a further sloped space currently laid with weed supressing matting.

DIRECTIONS

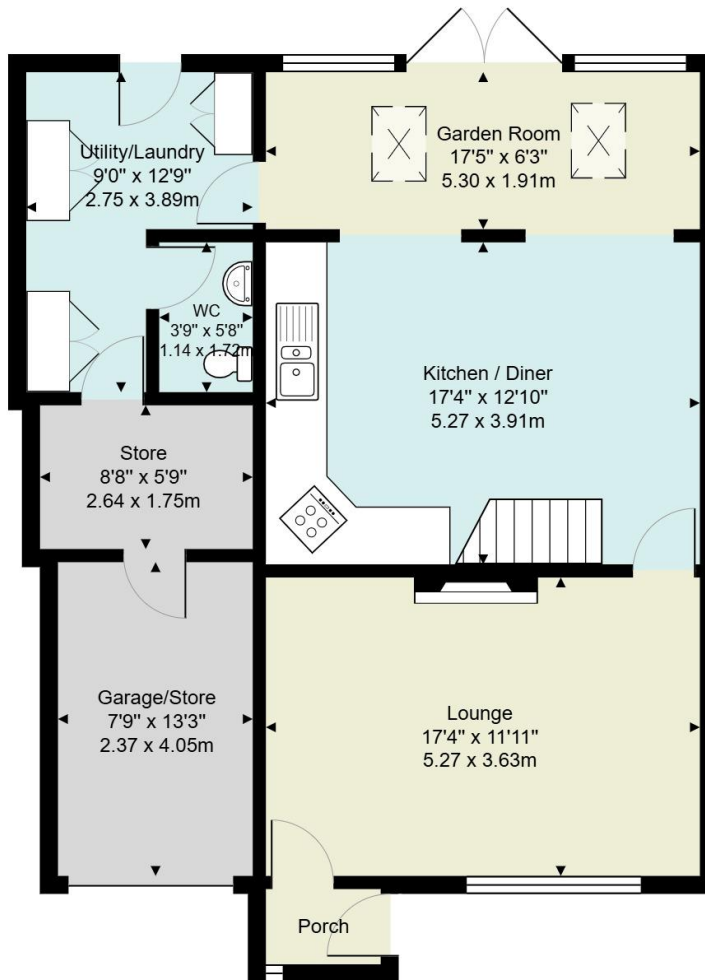
From Milnthorpe Road, A6, turn by the college onto Vicarage Drive and follow up past the primary school and round the bend. Turn right onto Hillswood Avenue with the property being a short distance to the right hand side.
what3words:///haven.castle.ages

GENERAL INFORMATION

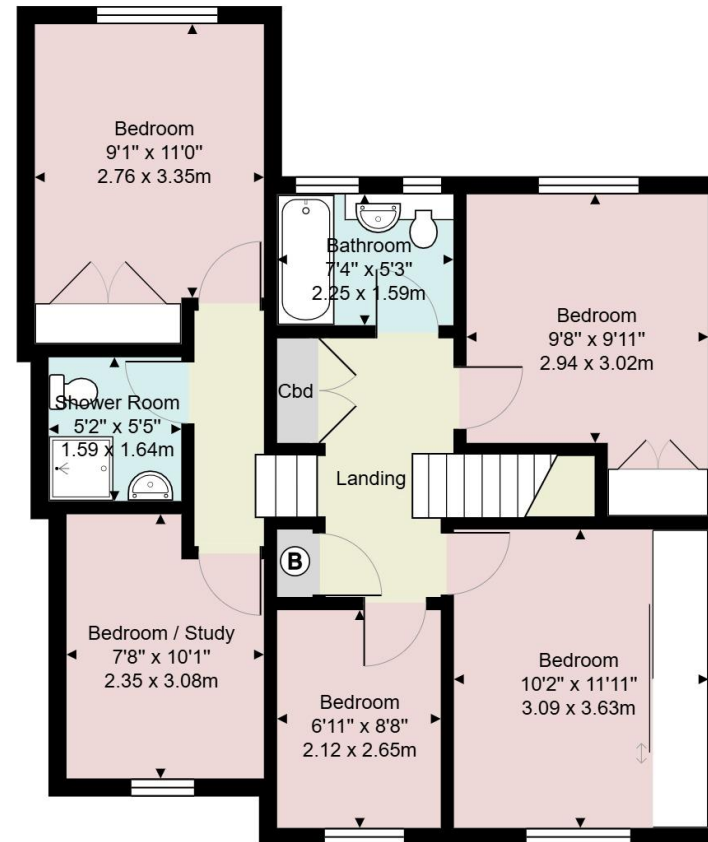
Services: Mains Water, Gas, Electric and Drainage
 Tenure: Freehold
 Council Tax Band: E
 To check Broadband and Mobile phone coverage, click on our Key Facts for Buyers report online if available or visit
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



1st Floor

Approx. Total Area: 1560 ft² ... 144.9 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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