



23 HAWTHORN GARDENS, KENDAL, CUMBRIA, LA9 6FG  
**£275,000**

**MILNE MOSER**  
SALES + LETTINGS

- Cul de Sac Location Close to Play park and Green Space
- Gas Central Heating
- UPVC Double Glazing
- Pleasant Outlook to the Front
- Built by Russell Armer
- Conservatory



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GARAGE & PARKING

### OVERVIEW

Ideal for first time buyers and young families, this three bedroom semi-detached house is perfectly located on a popular development to the north side of Kendal. Freshly decorated in crisp white, the property can easily be personalised to the new owners tastes and there are neutral carpets throughout. The ground floor layout lends itself perfectly for family and social living with the lounge, conservatory and kitchen leading from dining room. The first floor offers two good sized double bedrooms, a single bedroom and bathroom with white suite. The garden space is easily managed plus there is off road parking and an attached garage.

### ACCOMMODATION

Entering the property through the part glazed front door, the hallway is wider than expected and has space for coats and a hardwearing coir mat to dry muddy shoes. The welcoming lounge leads to the left and has a useful understairs cupboard and archway into the dining room. The centre of the house, the dining room has a semi open plan feel with further access to the kitchen and conservatory. Having plenty of cupboards and storage, the kitchen overlooks the rear garden and has wood block style worktops, a stainless steel sink, a gas hob and electric oven. There is space for a fridge freezer and plumbing for a washing machine. The conservatory is a real bonus, fully





glazed including the roof, it extends the accommodation and offers flexibility. Doors lead to the garden and there is power and light and a practical tiled floor.

Stairs with a pine banister lead to the first floor. The landing has a cupboard ideal for linen and towels and there are doors to the three bedrooms and bathroom. The double bedroom at the rear is the largest and has a view over the Oxenholme to Windermere local railway line. The second double bedroom is at the front and has a pleasant view at the side towards distant hills and there is access to the loft. The final bedroom is a single and also faces the front aspect. Fitted with a white three piece suite, the family bathroom has a shower and screen above the bath and contemporary green tiling to the walls.

Externally, the property offers manageable garden spaces, driveway parking and a garage. The pretty front garden has borders and is gravelled and flagged for ease. The rear garden is enclosed by fence and laurel hedging with a lawn and patio providing space for relaxation and play. The garage has access from the garden along with an up and over door, power, light and tap. The Vaillant boiler is in the garage.



### DIMENSIONS

Lounge 12' 8" x 13' 3" (3.86m x 4.04m)

Dining Room 8' 2" x 10' 5" (2.48m x 3.18m)

Conservatory 8' 8" x 10' 5" (2.63m x 3.18m)

Kitchen 7' 1" x 10' 4" (2.16m x 3.15m)

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Bedroom 9' 7" x 12' 8" (2.92m x 3.87m)

Bedroom 9' 7" x 11' 0" (2.92m x 3.35m)

Bedroom 7' 1" x 6' 7" (2.16m x 2.00m)

Bathroom 6' 4" x 5' 5" (1.94m x 1.66m)

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Garage 9' 1" x 19' 3" (2.76m x 5.88m)

### DIRECTIONS

Leaving Kendal on Burneside Road, pass under the railway bridge and follow up the rise. Turn left onto Applerigg and then onto Briarigg. At the green follow Briarigg round to the left and then turn left onto Hawthorn Gardens. Number 23 is on the right hand side.

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Ground Floor

1st Floor

Approx. Total Area: 1056 ft<sup>2</sup> ... 98.1 m<sup>2</sup>

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

EPC Graph to go here

To arrange your viewing contact our Kendal Team

If you would like further information or insights prior to viewing, please contact Lorna Foley

#### ESSENTIAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage

Tenure: Freehold

Council Tax Band: D

EPC Grading:

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