



79B, BELLINGHAM ROAD, KENDAL, CUMBRIA, LA9 5JY
£249,950

MILNE MOSER
SALES + LETTINGS

OVERVIEW

Located on the outskirts of Kendal with access to bus routes and A591, this two bedroom bungalow is perfect for buyers looking to future proof their next home. The lounge diner has a lovely view over rooftops towards countryside - a real surprise, plus there is a kitchen and modern shower room. Externally, the bungalow has a wonderful garden, well planted and tended with flower borders and a summerhouse from which to admire the fruits of your labour. A garage, tool shed and off road parking completes the picture of this easily managed home.

ACCOMMODATION

A sloped driveway and steps lead up to the side of the bungalow and a smart UPVC door with leaded flower motif insert welcomes you into the property. The hallway is the heart of the home with access to all the rooms, perfect for buyers with limited mobility. The lounge diner is at the front. A light and bright room with large picture window framing the fabulous view beyond. The stone brick fire surround incorporates shelving to one side and there is a living flame gas fire.

The kitchen is at the rear with access to the pretty rear garden. Fitted with pale units with wood trim and wood grain effect worktops, there is a gas cooker, plumbing for a washing machine and space for a fridge freezer. The stainless steel sink overlooks the driveway at the side and there is a built-in cupboard housing the hot water cylinder.

The larger of the two bedrooms is also at the rear with pleasant aspect across the garden. The second bedroom is at the front and boasts the same lovely view as the lounge diner. The shower room has been updated in recent years - fully clad in aqua board style panelling and fitted with a white suite. There is a Triton shower fitted to the shower enclosure.



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GARAGE &
PARKING





Externally, pretty garden spaces have been created both at the front and rear. The tiered front garden is the ideal spot for admiring the view and the different levels lend themselves well to colourful pots and flowering shrubs. The rear garden has a lawn and patio close to the bungalow. Well planted beds plus evergreen and fence boundaries add interest and there is a summerhouse. A handy tool shed has been added to the rear of the garage. The garage has an electric roller door, pedestrian door and internal window to the tool shed.

DIMENSIONS

Lounge Diner 11' 5" x 16' 1" (3.48m x 4.90m)

Kitchen 8' 4" x 9' 3" (2.54m x 2.82m)

Bedroom 11' 5" x 12' 4" (3.48m x 3.76m)

Bedroom 8' 4" x 9' 3" (2.54m x 2.83m)

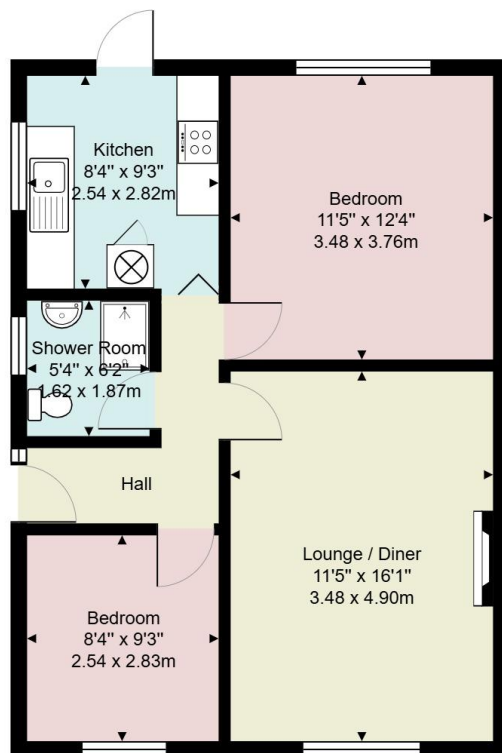
Shower Room 5' 4" x 6' 2" (1.62m x 1.87m)

DIRECTIONS

Leaving Kendal on Milnthorpe Road, A6, pass Romneys and Stonecross Manor. Turn left onto Kent Park Avenue and then left again onto Bellingham Road. The property is located a short distance to the left hand side.
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EPC GRAPH TO GO HERE



Approx. Total Area: 587 ft² ... 54.5 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

ESSENTIAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage

Tenure: Freehold

Council Tax Band: C

EPC Grading: TBC

Anti-Money Laundering (AML) Regulations – Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017

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