



## Birkbeck Close

Kendal, LA9 7PW

Guide Price £265,000



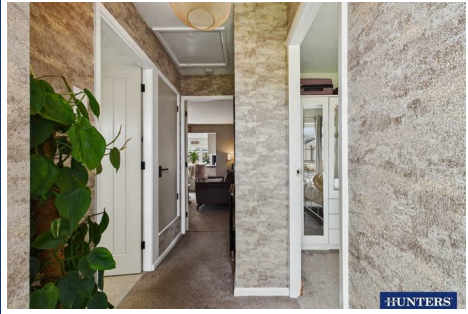
- Two Bedroom Semi Detached Bungalow
- Modern Throughout Property
- Low Maintenance Gardens
- Ideal Retirement Purchase
- Council Tax Band B

- Sought-After Area
- Modern Fitted Kitchen
- Separate Garage
- Feature cast iron electric stove

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A beautifully presented two-bedroom bungalow WITH GARAGE situated within the popular Heron Hill area, offering comfortable and modern accommodation. The property benefits from a separate garage, providing storage or parking space. Well placed for local amenities and alternative bus routes, this lovely home would be ideal for those seeking a cosy, low maintenance property in a sought-after residential setting.

The accommodation comprises of an entrance hall, two bedrooms, an open plan living room with a modern fitted kitchen and a fitted bathroom, whilst outside is a garage which can be accessed via a pedestrian door from the rear garden. The property is double glazed throughout and has gas central heating.

Located in one of Kendal's most popular estates, the bungalow is within easy reach of local amenities, with the town centre being a 2-mile drive. For those needing public transport, there is a bus stop on nearby Valley Drive. Kendal has a wide range of amenities including independent shops, restaurants and bars. There are many local supermarkets, doctors surgeries and the Westmorland Hospital. And twenty minutes in the car will bring you to Windermere in the heart of the National Park.

### Entrance Hall

Two external steps lead up to the front door and its then into the hallway providing access to the the living room, bedroom one, and the bathroom. There is a built in storage cupboard to put away coats, shoes and extra home storage.

### Living Room

A light and spacious room with access to the second bedroom and kitchen. The main feature is the attractive cast iron electric stove creating warmth and a cosy atmosphere to the room.

### Kitchen

Fitted with a range of white wall and base units with contrasting worksurfaces over. The splash backs are covered with black tile and the integral appliances include a four-ring electric hob with an extractor fan over, and electric oven, and a one and a half sink bowl with drainer. There is space for a free standing fridge/freezer and under counter space for a washing machine. There is a fitted breakfast table with space for two chairs and windows looking out onto the side and back elevation of the property

### Bedroom One

A double bedroom located to the front of the bungalow with a window to the front elevation bringing in natural light into the room, space for a double bed and chest of drawers, there is a large built-in wardrobe which is perfect for storage.

### Bedroom Two

A single bedroom accessed from the living room with a window looking out to the side elevation of the property, space for a single bed and chest of drawers.

### Bathroom

A modern fitted bathroom with a walk-in shower with a sleek glass screen, a wash-hand basin set above a useful vanity unit, and low level WC. The floor is attractively tiled, as are all elevations and splash areas. A chrome heated towel rail to compliment the room.

### Gardens

The rear garden area is secure and low maintenance being laid with flagstones and gravel, a timber gate leads to the rear lane. Out the front of the bungalow is an attractive, grass low maintenance area planted with the occasional shrub and there is a central path leading to the front door.

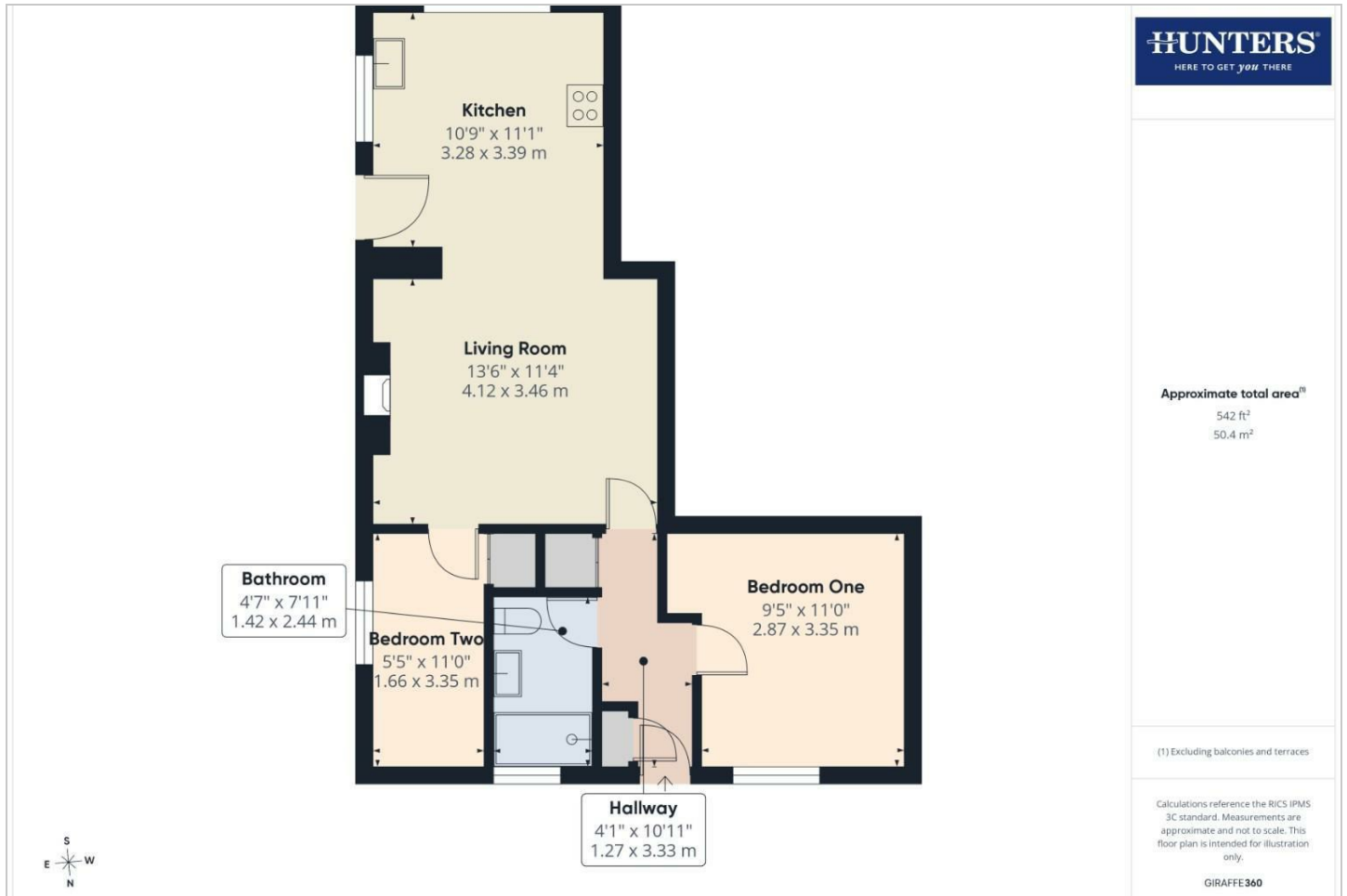
### Garage

With a metal up-and-over door for vehicular access and having light and power, there is also off-road parking for two vehicles.

### AML Disclosure

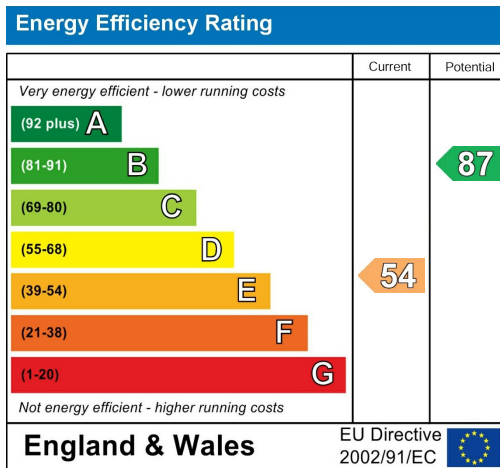
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# Floorplan





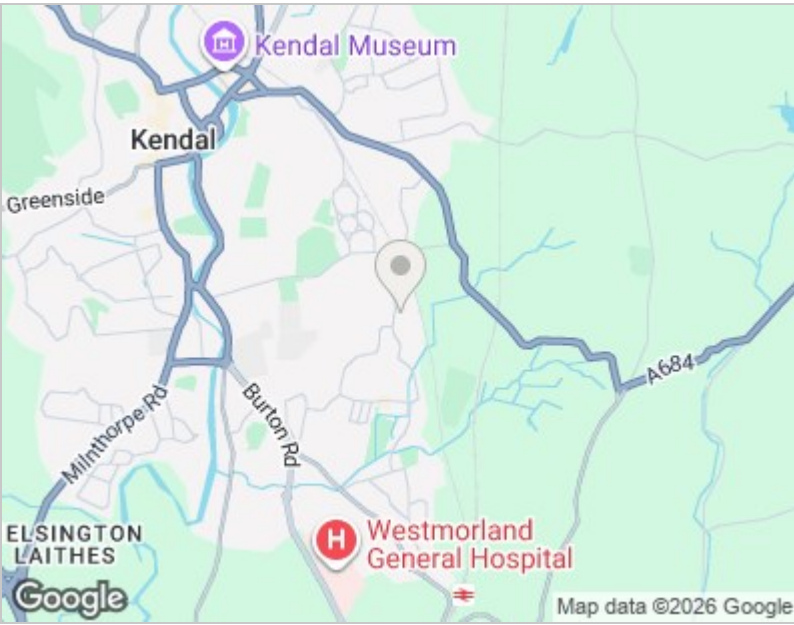
## Energy Efficiency Graph



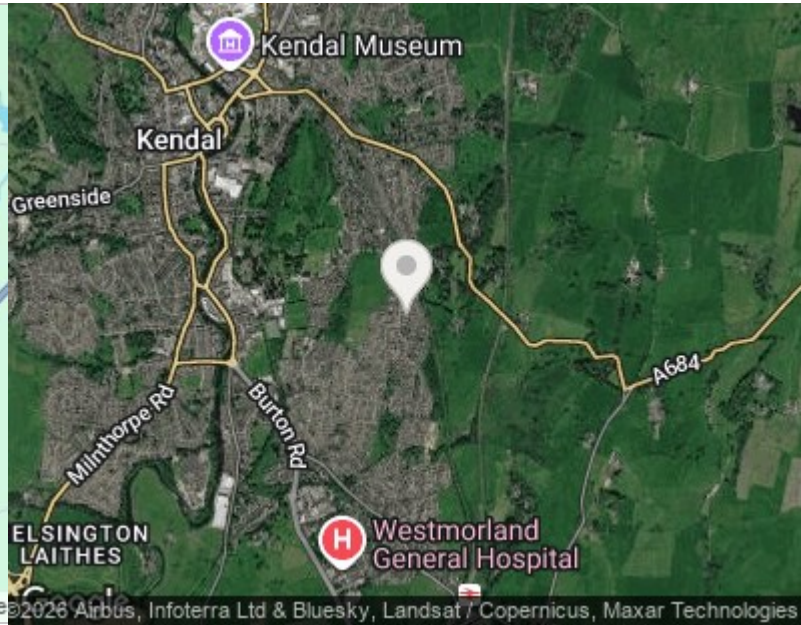
## Viewing

Please contact our Hunters Kendal Office on 01539 816399 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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