



## 6 Coniston Drive, Kendal

- Modernised family home
- Contemporary extended kitchen diner
- Three bedrooms; two double and a single
- Front and rear gardens; the rear private with outside store
- On street parking bays for residents to park
- Immaculately presented throughout
- Generous lounge with modern décor
- Three piece modern bathroom suite
- None roadside location within the popular residential area of Sandylands

**Offers Over £230,000**

Energy performance certificate D

**HUNTERS®**

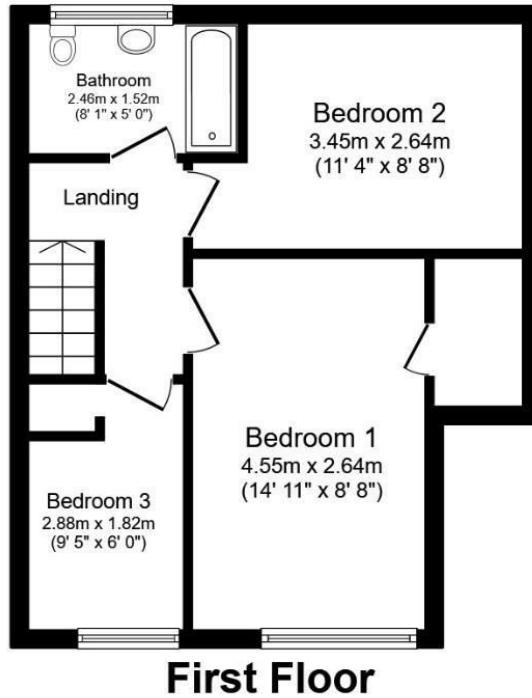
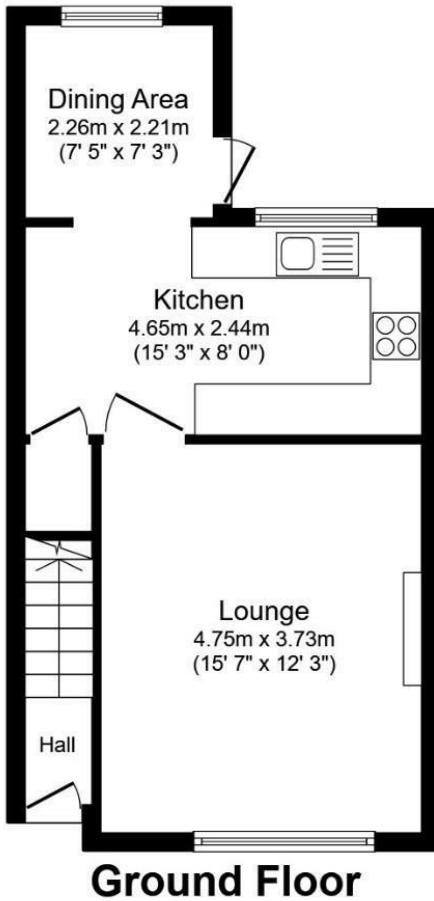
HERE TO GET *you* THERE

# WHAT 3 WORDS ///RACKS.TYPE.QUIET

This modern family home is set back from the road within a quiet area of Sandylands. Close to the parks, shops, schools and a short walk into Kendal town centre. Immaculately presented throughout with a family sized lounge offering large windows with garden views. The kitchen is contemporary and has benefited from a dining room extension. The first floor locates a recently replaced three piece bathroom suite and three tastefully decorated bedrooms. There's an attractive front garden and spacious rear garden with outside store and on street parking. This home is ready to move straight into having undergone a full modernisation. Contact hunters to book a viewing.







## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	88	
(81-91) B		
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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.

Total floor area 76.0 sq.m. (818 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

### 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.

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