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Hillswood Avenue

Kendal, LA9 5BT

Guide Price £310,000



- Stunning Views
- Parking For Two Vehicles
- Tax Band C
- Spacious Garden Area
- Sought After Area
- Perfect Family Home
- Two Double Bedrooms

Tel: 01539 816399

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Kendal, LA9 5BT

Guide Price £310,000



This beautifully presented three-bedroom semi-detached home is situated in the highly sought-after area of Hillswood Avenue, enjoying stunning views towards Benson Knott and the South Lakes Fells. Simply Call our office to book your private viewing today.

The home is ideal for a small family, the property offers well-balanced living accommodation comprising three bedrooms, a comfortable reception room, a separate dining room, and a family bathroom. Combining a desirable location with scenic surroundings, this charming home provides a wonderful opportunity for those seeking both tranquillity and convenience.

Families are drawn to Kendal for its respected schools, strong sense of community and excellent leisure facilities. Outdoor enthusiasts are equally well served, with scenic walking and cycling routes along the River Kent and easy access to nearby fells, lakes and countryside.

Well connected yet wonderfully tranquil, Kendal benefits from strong transport links via the M6 motorway and Oxenholme Lake District railway station, providing direct services to Manchester and London.

Entrance

You enter into an entrance vestibule via a part glazed uPVC door and then step into the living room via an internal timber framed and galzed door.

Living Room

This is a bright room., full of natural sunlight from the large picture window to the front elevation. There is an electric fire with wood mantle surround, and there is plenty of space for a sofa, chairs and other living room furniture. An internal door then leads to the dining room.

Dining Room

Another room that is full of natural light flooding in from the French doors to the rear garden, and with plenty of space for a family sized dining table and chairs. There is access to the stairs rising to the first floor and through to the kitchen.

Kitchen

The kitchen is fitted with a range of a cream shaker units at wall and base level and with contrasting worksurfaces running over. The splashbacks are tiled and there is a countersunk stainless steel sink and drainer, a free standing gas cooker and oven, and a free standing tall fridge freezer. You will find space and plumbing for a washing machine and ample space for a breakfast table for more informal dining. To the rear is a window overlooking the garden and a part glazed external door leading outside.

First Floor Landing

Reached from the stairs rising from the dining room and providing access to all the first floor accommodation. For storage you will find two double door storage cupboards, one containing the recently installed gas fired boiler.

Bedroom One

A large double room looking out to the front street. Full of natural light and ample room for a double bed, side cabinets, wardrobe and chest of drawers.

Bedroom Two

The second bedroom is also of double proportions and enjoys views over the tiered rear garden.

Bedroom Three

A single bedroom, currently used as an office, and with a window looking out from the front elevation.

Bathroom

The bathroom is fitted out with a range of units providing storage opportunities and there is a WC with concealed cistern, a wash-hand basin. and a panel bath with a thermostatic shower over, and a glass shower screen. The splash areas are tiled and there is a chrome towel rail.

Attached Garage

The attached garage has a metal up-and-over door and has light and power. A pedestrian door to the rear leads out to the garden.

Gardens

The rear garden has been beautifully landscaped, with stone walls dividing the rising bank into three sections. Immediately outside the house is a patio suitable for outdoor seating and stone steps lead up to the first tier with a lawn and mature planting, and then onwards to the second and third tiers. From the top of the garden there are long views to the lakeland hills, there is also a side path at the front that leads to the rear. The front garden comprises of an open plan lawn with planned borders

Driveway

Off road parking on the driveway that runs alongside the lawn and leads to the garage.

Floorplan





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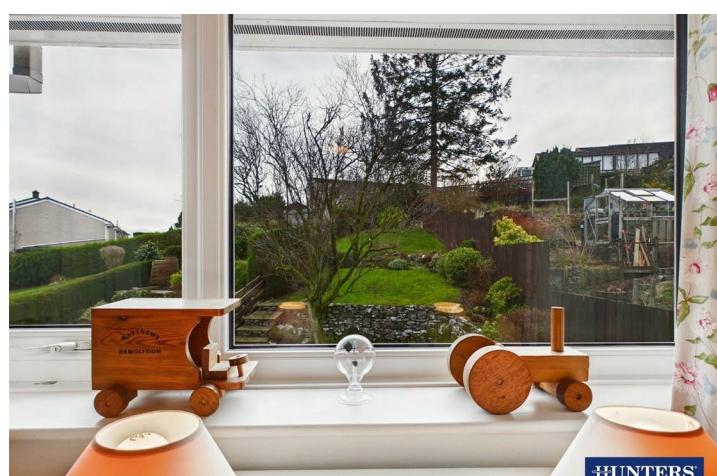
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Energy Efficiency Graph

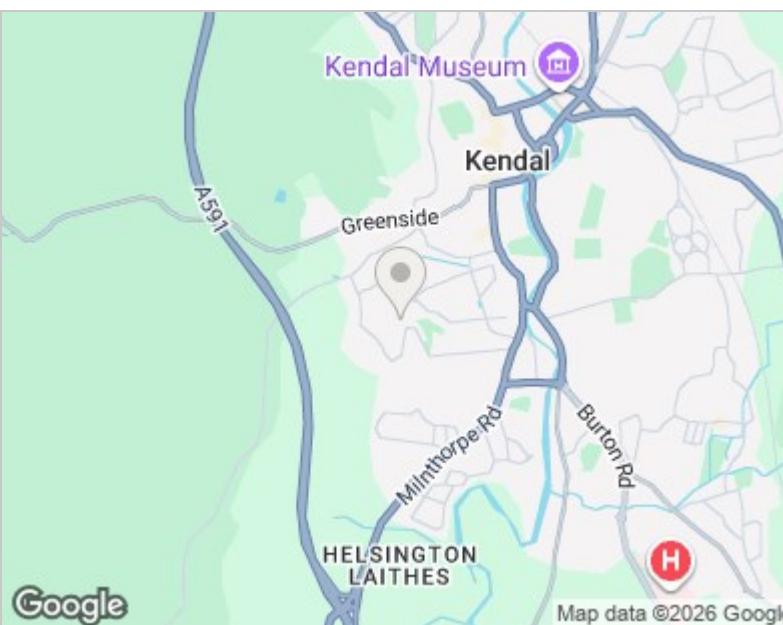
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

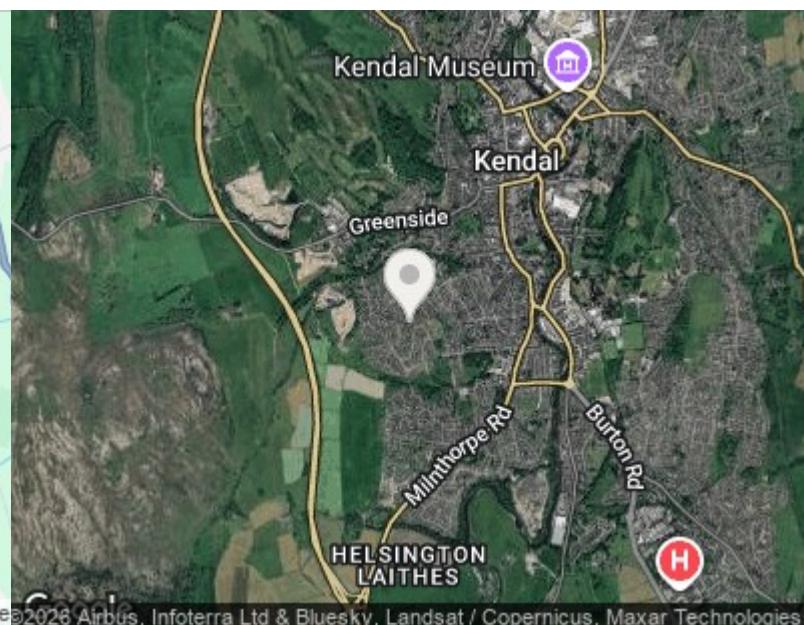
Viewing

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



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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.

86 Highgate, Kendal, LA9 4HE
Tel: 01539 816399 Email: kendal@hunters.com
<https://www.hunters.com>

