



39 Heron Hill, Kendal
£289,500



39 Heron Hill

Kendal

A well proportioned detached bungalow located in the market town of Kendal close to local amenities including the doctors surgery, supermarkets and transport services. The property also has easy access to the Lake District National Park and the M6 Motorway.

Nestled in a desirable location, this delightful 2-bedroom semi-detached bungalow offers a charming living space that is sure to captivate. The interior features two inviting reception rooms – a sitting room and a dining area, perfect for entertaining guests or enjoying a quiet night in. The residence benefits from modern comforts such as double glazing, gas central heating, a light-filled kitchen, two double bedrooms offering ample living space, a utility room with W.C., and a well-appointed three-piece bathroom. Additionally there is substantial loft space which is fully boarded with the potential to add another bedroom to the property. The property has a complete new roof including the flat part of the roof over the kitchen. All fascias, soffits and downspouts were all replaced when the renovations were taking place.

Stepping outside, the property has immaculately maintained low maintenance gardens that provide a serene retreat for relaxation and outdoor activities. The fully enclosed rear garden presents two grassed areas, offering ample space for garden furniture and potted plants, while stocked borders along the fence line cater to the green-fingered enthusiast. A paved path meanders through the center of the garden, leading to the side where a garage and another artificially grassed area with a tall hedge for added privacy can be found. To the front, a paved patio seating area and a decorative stone wall adorned with shrubbery enhance the property's curb appeal. Completing the package, the property boasts driveway parking for two vehicles, making it a practical and inviting home for those looking for comfort and convenience in a picturesque setting.

- Delightful semi-detached bungalow
- Easy access to local schools, doctors surgery, bus routes, train services and shops
- Two reception rooms including a sitting room and dining room
- Double glazing and gas central heating
- Light and airy kitchen
- Low maintenance front and rear gardens
- Two double bedrooms accommodating for a working couple or small family
- Utility room with W.C. and wash hand basin
- Three piece suite bathroom
- Garage and driveway parking

IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

EPC RATING D

SERVICES

Mains electric, mains gas, mains water, mains drainage

COUNCIL TAX: BAND C

TENURE: FREEHOLD

DIRECTIONS

Travel past the Kendal leisure centre and head towards the main set of traffic lights, take the left onto Heron Hill to find number 39 on the right hand side.

WHAT3WORDS: beam.rift.again





GROUND FLOOR

ENTRANCE HALL

9' 11" x 5' 6" (3.01m x 1.68m)

SITTING ROOM

14' 7" x 11' 0" (4.44m x 3.36m)

DINING ROOM

11' 9" x 10' 2" (3.57m x 3.11m)

KITCHEN

10' 8" x 6' 9" (3.26m x 2.06m)

INNER HALLWAY

11' 7" x 3' 1" (3.53m x 0.93m)

BEDROOM

14' 0" x 9' 10" (4.26m x 3.00m)

BEDROOM

11' 7" x 8' 11" (3.54m x 2.72m)

BATHROOM

8' 2" x 8' 0" (2.50m x 2.44m)

UTILITY ROOM/W.C.

8' 1" x 4' 10" (2.47m x 1.47m)











39 Heron Hill, Kendal

Total Area: 78.7 m² ... 847 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.
© North West Inspector.

THW Estate Agents

112 Stricklandgate, Kendal - LA9 4PU

01539 815700 • kendal@thwestestateagents.co.uk • www.thwestestateagents.co.uk

Please note that descriptions, photographs and plans are for guidance only. Services and appliances have not been tested, measurements are approximate and alterations may not have necessary consents. Contact us for property availability and important details before travelling or viewing properties. THW Estate Agents Ltd is a separate legal entity to the solicitor firm of THW Legal Ltd which has different ownership and clients of THW Estate Agents Ltd do not have the same protection as those of THW Legal Ltd.