



54 Hayclose Crescent, Kendal  
£240,000



## 54 Hayclose Crescent

### Kendal

A well proportioned mid-terraced house occupying a pleasant position in a popular residential area conveniently placed for the amenities on offer both in and around the market town of Kendal. The property offers great road links to the M6 and rail via Oxenholme Railway station and is within easy reach of the Lake District National Park.

This mid-terraced house offers a perfect blend of comfort and convenience. The property boasts a light and airy sitting room, providing an inviting space for relaxation. You will find a spacious kitchen diner that leads into a delightful sunroom, offering a seamless transition between indoor and outdoor living. Upstairs, three well-proportioned bedrooms, two of which are doubles, provide ample accommodation for the whole family. Completing the interior space is a three-piece family bathroom which comprises a W.C., wash hand basin and bath with a shower over. The property benefits from double glazing throughout, ensuring warmth and energy efficiency. Parking is readily available with rear parking and on-street parking options.

Outside, the property features a charming enclosed patio garden at the rear, providing a private sanctuary for outdoor entertaining and relaxation. This space offers ample room for garden furniture and potted plants, ideal for enjoying the fresh air. Additionally, the rear garden includes a handy outbuilding for all your storage needs. At the front, a well-maintained lawn area leads to the entrance, offering a welcoming vibe. The front garden provides a perfect spot to soak up the sun and enjoy the surrounding greenery. With off-street parking also available, convenience is key for residents of this delightful property. Perfectly positioned for a convenient lifestyle, this property presents an opportunity not to be missed for those seeking a comfortable and well-connected home.

- Mid terraced property
- Double glazing throughout
- Light and airy sitting room
- Easy access to amenities
- Kitchen diner which leads into the sun room
- Delightful sun room
- Three bedrooms with two being doubles
- Gardens to the front and rear
- Three piece family bathroom
- Parking to the rear and on street parking

#### **EPC RATING C**

#### **SERVICES**

Mains electric, mains gas, mains water, mains drainage

#### **COUNCIL TAX: BAND B**

#### **TENURE: FREEHOLD**

#### **DIRECTIONS**

Heading south along Burton Road take the left hand turn into Oxenholme Road at the traffic lights. Continue along through the next set of traffic lights and straight ahead at the mini roundabout before taking the left hand turn into Hayclose Road. Take the fourth right hand turn on to Hayclose Crescent and 54 can be found on the left.

**WHAT3WORDS:** loud.minus.fallen





## GROUND FLOOR

### PORCH

4' 2" x 3' 1" (1.28m x 0.94m)

### SITTING ROOM

15' 7" x 13' 9" (4.76m x 4.19m)

### KITCHEN

15' 5" x 9' 5" (4.69m x 2.86m)

### SUN ROOM

13' 8" x 8' 8" (4.17m x 2.64m)

## FIRST FLOOR

### LANDING

8' 6" x 5' 9" (2.60m x 1.76m)

### BEDROOM

13' 9" x 8' 7" (4.18m x 2.61m)

### BEDROOM

9' 4" x 8' 11" (2.84m x 2.71m)

### BEDROOM

8' 11" x 6' 8" (2.72m x 2.02m)

### BATHROOM

6' 1" x 5' 3" (1.86m x 1.61m)



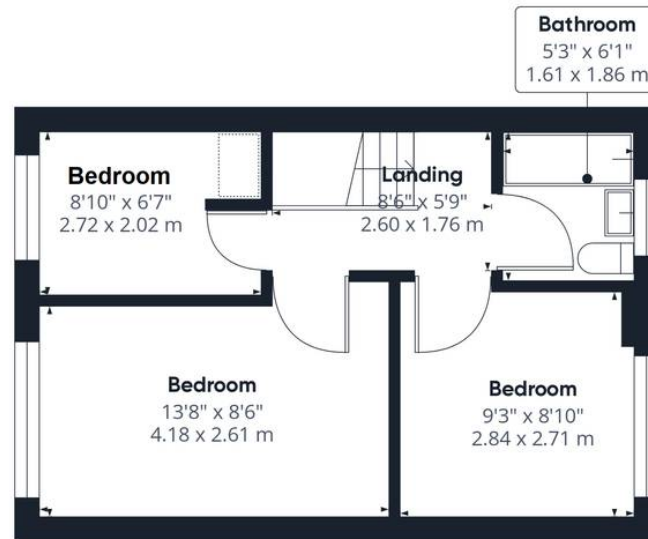








Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

845.29 ft<sup>2</sup>  
78.53 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

**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.