



106 Helmside Road, Oxenholme



## 106 Helmside Road

### Oxenholme

A well proportioned detached bungalow located on the outskirts on the market town of Kendal close to local transport services, amenities and the M6 Motorway. The property has great access to the Lake District National Park and the Yorkshire Dales National Parks. Introducing this delightful 2-bedroom semi-detached bungalow offering a charming blend of comfort and convenience. The property boasts double glazing and gas central heating ensuring warmth and energy efficiency. Stepping into the sitting room, warm hues and inviting ambience greet you, complemented by the allure of a conservatory that bathes the space in natural light - an ideal retreat for relaxation. The light and airy kitchen provides a space for culinary creativity, while the two double bedrooms offer peaceful sanctuaries for rest. A family bathroom completes the internal layout, embodying practicality and style. The property is conveniently located near the local train station, with easy access to the M6, making commuting a breeze. Outside, the front and rear gardens beckon with their potential for outdoor enjoyment, complemented by driveway parking and a detached garage for added convenience .

Step outside to discover the serene outdoor space surrounding this bungalow. The front garden presents a welcoming façade, adding to the property's kerb appeal. A well-maintained rear garden extends the living space outdoors, providing a private oasis for al-fresco dining or leisurely moments in the sun. Whether it's enjoying a morning coffee in the garden or hosting a barbeque with friends, the outdoor areas of this property offer versatility and tranquillity. Embrace the opportunity to enhance your lifestyle in this well-appointed bungalow, where indoor comforts seamlessly blend with the allure of outdoor living. Your next chapter awaits in this inviting abode, where modern conveniences and a desirable location converge to create a truly special home.

- Charming semi-detached bungalow
- Double glazing and gas central heating
- Sitting room which leads to a conservatory
- Close to local train station
- Light and airy kitchen
- Gardens to the front and rear
- Two double bedrooms
- Garage and driveway parking
- Family bathroom
- Easy access to the M6

#### **EPC RATING E**

#### **SERVICES**

Mains electric, mains gas, mains water, mains drainage

#### **COUNCIL TAX: BAND E**

#### **TENURE: FREEHOLD**

#### **DIRECTIONS**

From Oxenholme Train Station take the right onto the B6254 followed by the left onto Helmside Road where number 106 is located on the right.

**WHAT3WORDS:** play.tulip.rotate





## GROUND FLOOR

### ENTRANCE HALL

17' 3" x 9' 5" (5.25m x 2.86m)

### SITTING ROOM

17' 7" x 10' 11" (5.36m x 3.33m)

### KITCHEN

12' 4" x 8' 8" (3.76m x 2.64m)

### CONSERVATORY

14' 5" x 9' 1" (4.39m x 2.77m)

### BEDROOM

12' 4" x 8' 11" (3.75m x 2.71m)

### BEDROOM

15' 2" x 10' 11" (4.63m x 3.32m)

### BATHROOM

8' 11" x 6' 4" (2.71m x 1.92m)

### PORCH

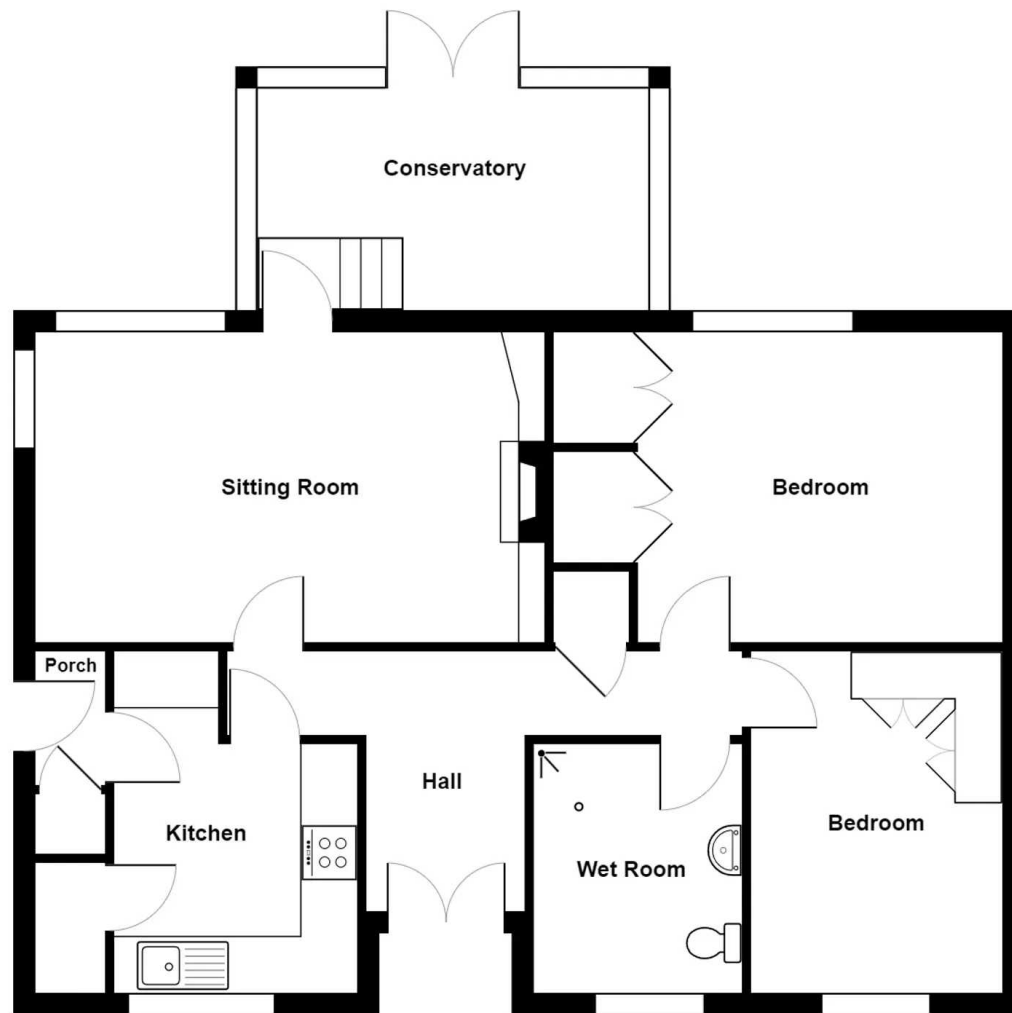
4' 7" x 3' 6" (1.40m x 1.07m)











106 Helmside Road, Kendal

Total Area: 83.7 m<sup>2</sup> ... 901 ft<sup>2</sup>

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