



22 Riverbank Road, Kendal

£380,000





22 Riverbank Road

Kendal

A well proportioned detached bungalow situated in a pleasant and sought after residential location in Kendal being convenient for the many amenities available both in and around the market town. The property is conveniently placed for the mainline railway station at Oxenholme, both the Lake District and Yorkshire Dales National Parks and road links to the M6. Nestled in a serene and sought-after residential area, this 3-bedroom detached bungalow presents an enticing opportunity for first-time buyers or those looking for a renovation project. The light-filled sitting dining area welcomes you, complemented by the warmth of double glazing and gas central heating. The kitchen seamlessly connects to the sunroom, offering a perfect spot for relaxation or entertaining guests. The property boasts three generously sized bedrooms, ideal for accommodating a growing family, along with two bathrooms. Additional features include a garage and driveway parking, adding to the convenience of this charming abode.

Step outside to discover the outdoor space that this home has to offer. Both the front and rear gardens have been lovingly tended, with the rear garden featuring a large patio area perfect for al fresco dining and outdoor gatherings. The lawn extends down to the far end of the gardens, providing ample room for outdoor activities and play. A sizeable shed stands ready to house all your gardening tools, ensuring your outdoor space remains well-maintained. To the front, a well-manicured lawn is bordered by hedges and shrubbery, creating a welcoming kerb appeal. Whether you seek a tranquil retreat to unwind or a vibrant setting to soak up the sun, this property's enchanting outdoor oasis awaits your exploration.

- Detached bungalow
- Located in a quiet residential area
- Light and airy sitting dining area
- Double glazing and gas central heating
- Kitchen leads through to the sun room
- First time buyers home or renovation project
- Three double bedrooms accommodate for the family
- Gardens to both the front and rear
- Two bathrooms
- 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 D

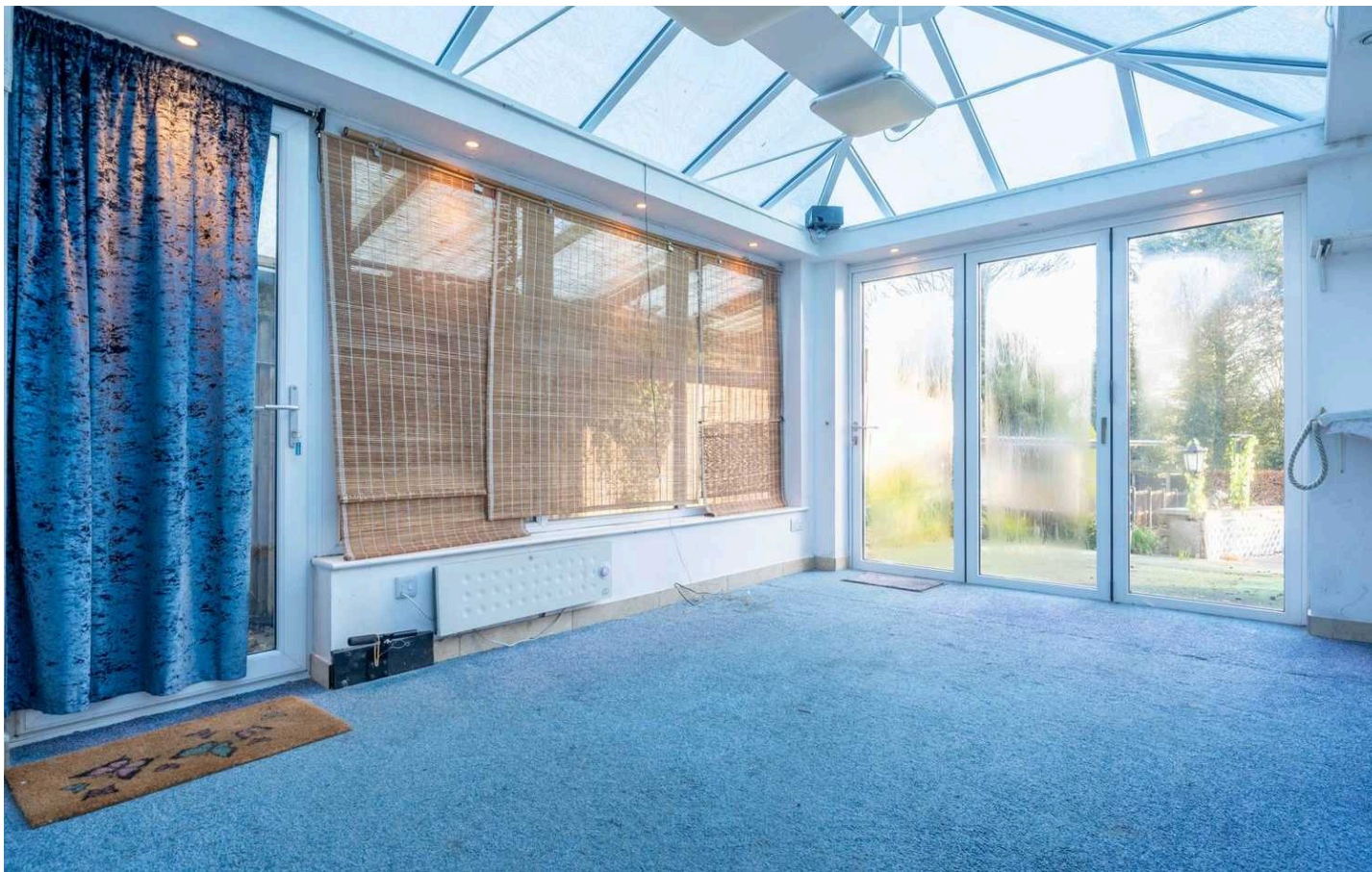
TENURE: FREEHOLD

DIRECTIONS

Follow the A6 Milnthorpe Road south and after passing the Stonecross Manor on the right, turn left on to Kent Park Avenue and proceed across Bellingham Road to turn right in to Riverbank Road where number 22 is situated on the left.

WHAT3WORDS: early.aims.lost





GROUND FLOOR

ENTRANCE HALL

7' 7" x 4' 1" (2.32m x 1.24m)

SITTING DINING ROOM

22' 1" x 13' 0" (6.74m x 3.97m)

KITCHEN

9' 8" x 9' 2" (2.94m x 2.79m)

SUNROOM

15' 5" x 10' 7" (4.69m x 3.22m)

BEDROOM

12' 7" x 12' 6" (3.83m x 3.82m)

BEDROOM

9' 11" x 9' 2" (3.01m x 2.80m)

BEDROOM

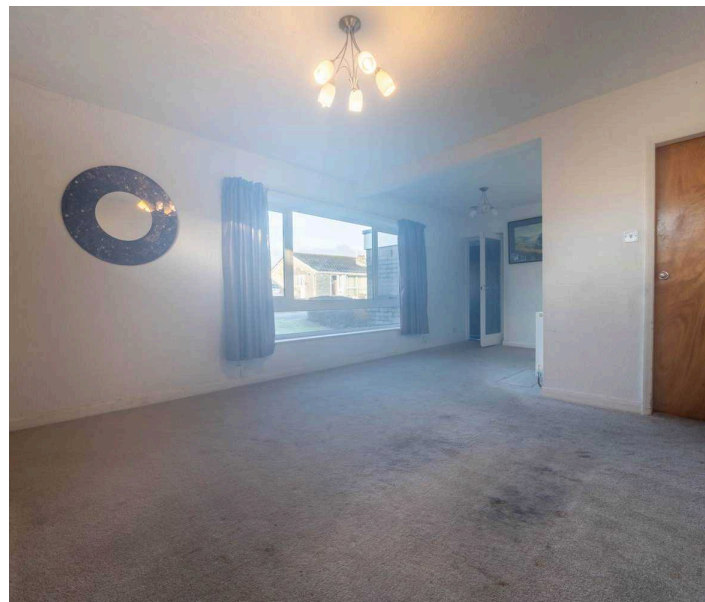
9' 5" x 9' 2" (2.86m x 2.80m)

BATHROOM

7' 10" x 5' 5" (2.40m x 1.65m)

SHOWER ROOM

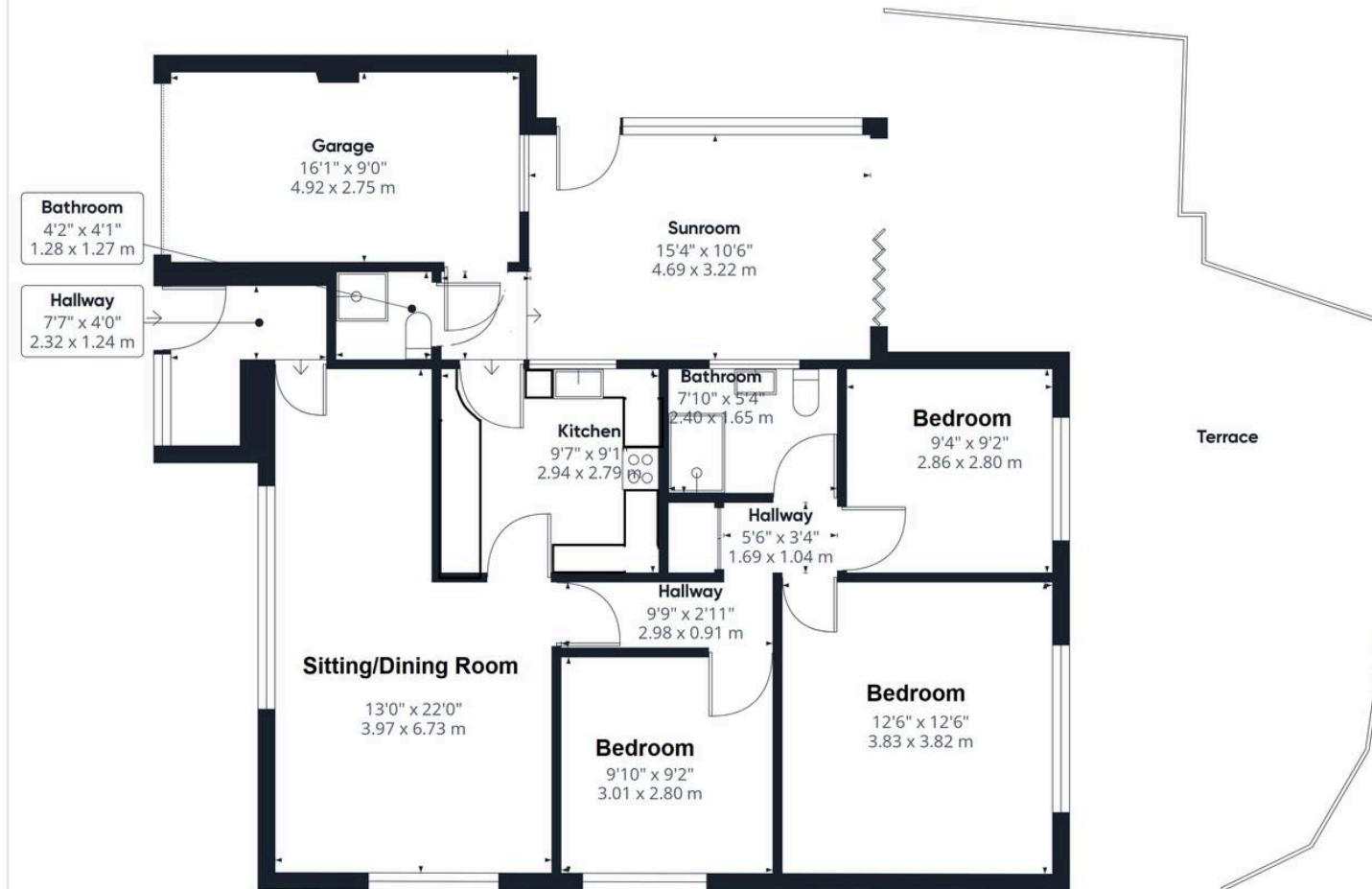
4' 2" x 4' 2" (1.28m x 1.27m)











Approximate total area⁽¹⁾

1188.12 ft²

110.38 m²

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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