



9 Wattsfield Avenue, Kendal
Asking Price £280,000

Your Local Estate Agents
Thomson Hayton Winkley



www.thwestateagents.co.uk

An appealing semi detached house situated in a popular residential area on the southern side of Kendal offering easy access to the M6. Having two reception rooms, kitchen, three bedrooms, wetroom, cloakroom, partial double glazing, gas central heating, gardens, garage and ample parking.







9 WATTSFIELD AVENUE

An appealing semi detached house situated in a popular residential area within the market town of Kendal. The property is conveniently placed for the many amenities available both in and around the market town and offering easy access to the Lake District National Park and road links to the M6.

The well proportioned accommodation briefly comprises entrance hall, sitting room, dining room and kitchen to the ground floor and three bedrooms, a wetroom and separate cloakroom on the first floor. The property benefits from a combination of double glazed windows and single glazed windows with most having secondary glazing. There is gas central heating throughout.

Outside offers generous to the front and rear, a detached garage and ample off road parking.

9 Wattsfield Avenue is offered for sale with no upper chain.

GROUND FLOOR

ENTRANCE HALL

15' 0" x 6' 10" (4.59m x 2.09m)

Double glazed door with adjacent double glazed windows, radiator, understairs cupboard with lighting, coving, fitted coat hooks.

SITTING ROOM

12' 11" max x 11' 10" max (3.94m x 3.62m)

Double glazed window, radiator, living flame gas fire to traditional tiled fireplace, coving.

DINING ROOM

11' 9" x 11' 9" (3.60m x 3.60m)

Double glazed patio doors, radiator, freestanding gas fire to traditional tiled fireplace, coving.

KITCHEN

14' 9" max x 6' 10" max (4.51m x 2.10m)

Double glazed door and bay window, single glazed window, radiator, base and wall units, stainless steel sink with double drainer, space for cooker and fridge freezer, plumbing for washing machine, gas central heating boiler, partial tiling to walls.





FIRST FLOOR

LANDING

8' 10" max x 2' 5" max (2.70m x 0.76m)

Single glazed window with additional glazing, built in cupboard.

BEDROOM

12' 10" max x 11' 1" max (3.93m x 3.40m)

Double glazed window, radiator, wash hand basin to vanity with tiled splashback, fitted wardrobes, cupboards and drawers, fitted mirror, wall light with shaver point.

BEDROOM

11' 10" max x 11' 2" max (3.61m x 3.41m)

Single glazed window with additional glazing, radiator, wash hand basin to vanity with tiled splashback, fitted wardrobes, cupboards and drawers, fitted mirror, wall light with shaver point.

BEDROOM

9' 6" max x 11' 1" max (2.91m x 3.40m)

Double glazed window, radiator, fitted mirror and glass shelf.

WETROOM

6' 10" x 6' 1" (2.09m x 1.86m)

Single glazed window with additional glazing, radiator, wash hand basin, electric shwoer fitment, built in airing cupboard housing hot water cylinder, partial tiling to walls, extractor fan.

CLOAKROOM

3' 11" x 2' 7" (1.20m x 0.81m)

Single glazed window, W.C., partial tiling to walls.

OUTSIDE

The front of the house offers an attractive low maintenance gravelled garden with established shrubs. The ample driveway runs along the side of the house to the front of the garage and the generous rear garden includes a well maintained lawn patio and a variety of established shrubs.

PLEASE NOTE

From the path backwards this belongs to South Lakes Housing, seller has rented it for £70 a year however we can see on land registry the neighbors have bought this from South Lakes Housing. Would need to contact the council to enquire on this. Seller has sent invoice and lease info for this. Seller is looking into how much it would cost a new buyer to purchase this with South Lakes Housing.

GARAGE

14' 11" x 9' 2" (4.56m x 2.81m)

Up and over door, single glazed window.

SERVICES

Mains electricity, mains gas, mains water, mains drainage.

COUNCIL TAX BANDING

Currently band D as per the Valuation Office website.





Ground Floor

First Floor

9 Wattsfield Avenue, Kendal
 Total Area: 89.3 m² ... 962 ft²



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

Important Notice

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

DIRECTIONS

Proceed along the A6 passing Kendal College on the right and continue through the traffic lights. Take the next left turn into Wattsfield Road and continue to turn left in to Wattsfield Avenue to find number 9 located on the left.

WHAT3WORDS:

wages.digits.hoots

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