



136 Bellingham Road, Kendal  
Asking Price £300,000

Your Local Estate Agents  
**Thomson Hayton Winkley**



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A recently renovated semi detached bungalow situated in a popular residential area within the market town of Kendal. Having a sitting room, kitchen, two bedrooms, shower room, conservatory with dining space, double glazing, gas central heating, generous outdoor space, carport and driveway.







## 136 BELLINGHAM ROAD

An exceptionally appealing semi detached bungalow situated in a sought after residential area to the southern fringe of Kendal. The bungalow is conveniently placed for the many amenities available both in and around the market town and offers easy access to the mainline railway station at Oxenholme, the Lake District and Yorkshire Dales National Parks and junction 36 of the M6.

The accommodation, which has recently been renovated to a high standard by the current owner, offers a sitting room with living flame gas fire, modern kitchen with appliances, conservatory with dining space, two bedrooms and a modern shower room. The bungalow benefits from gas central heating and double glazing.

Complementing this attractive property is well presented, low maintenance outside space to the front and rear offering ample parking, storage and a carport.

### ENTRANCE HALL

5' 4" x 4' 6" (1.65m x 1.39m)

Double glazed door with adjacent double glazed window, radiator.

### STORE

6' 2" max x 4' 9" max (1.90m x 1.45m)

Light and power, gas combination boiler, fitted shelving and coat hooks.

### SITTING ROOM

16' 2" max x 11' 5" max (4.93m x 3.50m)

Double glazed window, radiator, living flame gas fire to marble fireplace with feature lighting.

### KITCHEN

9' 10" max x 8' 3" max (3.02m x 2.52m)

Double glazed door with adjacent double glazed window, radiator good range of base and wall units, stainless steel sink, built in oven, gas hob with glass splashback and extractor hood over, space for fridge freezer, built in washer/dryer, recessed spotlights, under wall unit lighting.





## **BEDROOM**

12' 5" max x 11' 3" max (3.80m x 3.43m)

Double glazed window, radiator, excellent range of fitted wardrobes and cupboards.

## **BEDROOM**

9' 4" x 8' 4" (2.87m x 2.56m)

Double glazed patio doors to conservatory, radiator.

## **SHOWER ROOM**

6' 2" max x 5' 5" max (1.88m x 1.66m) Double glazed window, heated towel radiator, three piece suite in white comprises W.C., wash hand basin to vanity with panelled splashback and fully panelled shower cubicle with thermostatic shower fitment, extractor fan, recessed spotlights.

## **CONSERVATORY**

16' 1" x 8' 11" (4.92m x 2.73m)

Double glazed door and windows, UPVC roof, radiator, light and power.

## **OUTSIDE**

There is ample driveway parking to the front of the bungalow. A carport and water supply is located at the side together with a timber garden shed. The enclosed rear garden boasts versatile, private outdoor space, various seating areas and a bespoke covered seating and barbecue area with additional storage to both sides.

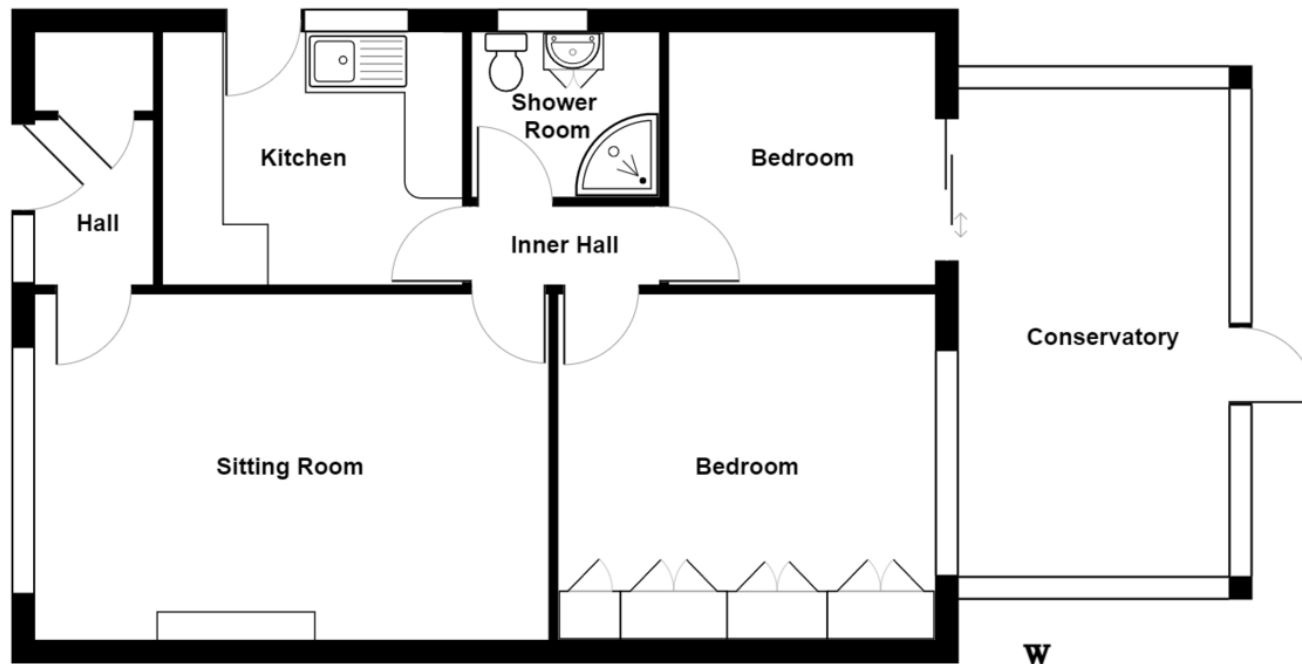
## **SERVICES**

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

## **COUNCIL TAX BANDING**

Currently Band C as per the Valuation Office website.





### Ground Floor

136 Bellingham Road, Kendal

Total Area: 70.4 m<sup>2</sup> ... 758 ft<sup>2</sup>

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C		
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		

#### DIRECTIONS

Follow the A6 Milnthorpe Road south out of the town and after passing the Stonecross Manor on the right, turn left on to Kent Park Avenue. Take the first right on to Bellingham Road following the road around to the left to find number 136 is situated on the left.

#### WHAT3WORDS:

glaze.rocks.worked

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