



Oxenholme

£115,000

18 Rochester Gardens, Oxenholme, Kendal, Cumbria , LA9 7TE

18 Rochester Gardens is a contemporary two bedroomed house that offers a stylish and comfortable living space. Located in a quiet corner of a recently completed residential development, just off Burton Road. Close to local amenities and with the mainline train station at Oxenholme, being a short walk away for those who have the need to commute. Offered with shared ownership for affordability, you will own 50% of the property, with the remaining 50% being owned by Halo Housing Group.

Quick Overview

- End terraced house
- Two double bedrooms
- Excellent fitted kitchen
- Spacious living areas
- Three piece bathroom suite
- Gas central heating
- Close to local amenities & more!
- Local occupancy clause & shared ownership
- Off road parking
- Ultrafast Broadband*



2



1



1



B



Ultrafast
Broadband



Off Road
Parking

Property Reference: K7113



Kitchen



Kitchen



Living/ Dining Room



Living/ Dining Room

This well-presented two-bedroom end-terraced house offers comfortable and modern living in a sought-after location.

The property features a contemporary kitchen fitted with integrated appliances including a Lamona oven, four-ring gas hob, stainless steel sink, extractor fan and designated space for both a fridge freezer and washer dryer. From the entrance hall, a cloakroom provides a convenient WC and wash basin.

The spacious living and dining room is a perfect place to spend time with friends and family benefitting from a gas-effect fire and double doors that open onto the rear garden, creating a perfect space for relaxing or entertaining. Additional storage is available under the stairs.

Upstairs, there are two generous double bedrooms both with open aspects, one of which includes a built-in storage cupboard and a view over the Lakeland fells and one which enjoys a rear aspect overlooking the garden. The house bathroom is well-appointed with a WC, wash basin bath with a shower over and a heated towel rail. With access to the loft via a hatch.

Outside, the southerly rear garden is mainly laid to lawn perfect for entertaining with a decked seating area, ideal for enjoying the outdoors and summers evenings. To the front, the property benefits from two allocated off-road parking spaces.

Accommodation with approximate dimensions:

Entrance Hall

Cloakroom

Kitchen 9' 10" x 5' 8" (3.01m x 1.75m)

Living/Dining Room 14' 9" x 13' 3" (4.50m x 4.06m)

Under stairs storage

First Floor:

Bedroom One 13' 3" x 8' 10" (4.06m x 2.71m)

Bedroom Two 13' 3" x 8' 11" (4.05m x 2.72m)

House Bathroom

Property information:

Tenure: Leasehold - held on the balance of a 999 year

lease from November 2018.

The current rent being £295.74 per month including rent, lease management fee and building insurance.

Council Tax: Westmorland and Furness Council Tax - Band B.

Services: Mains electricity, mains gas, mains water and mains drainage.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

What3Words & Directions: [///stole.flame.maps](https://www.what3words.com/stole.flame.maps)

From Kendal proceed south out of town along the A65 continue past the Westmorland General Hospital, proceed past the entrance to Oxenholme on your left and Rochester Gardens is then found on your left just after the garage. Turn into the development and bear right, number 18 is then found straight ahead on the right hand side.

Viewing: Strictly by appointment with Hackney & Leigh.

Anti Money Laundering Regulations: Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom One



Bedroom Two



View

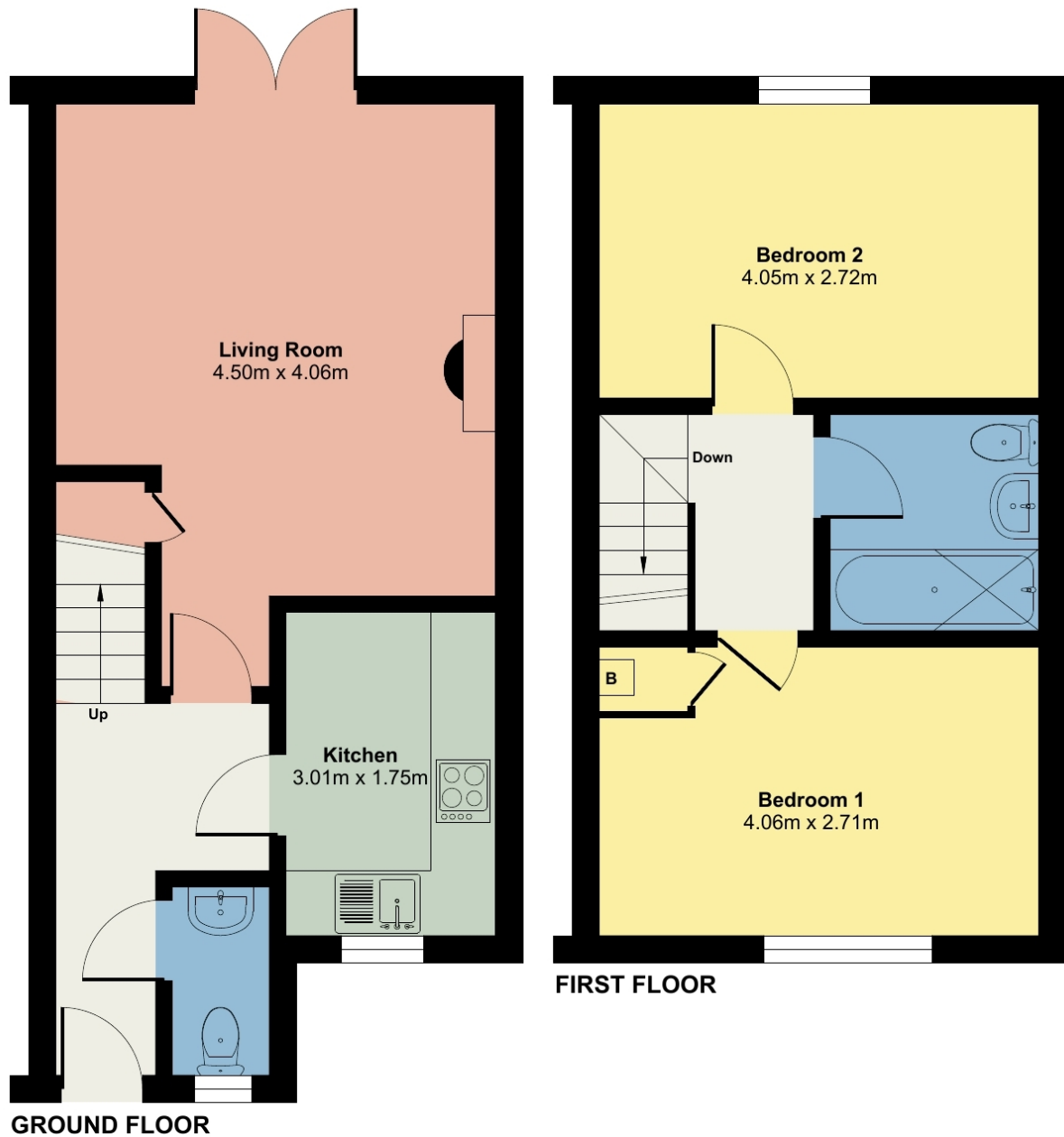


Garden

Rochester Gardens, Oxenholme, Kendal, LA9

Approximate Area = 699 sq ft / 64.9 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1306989

A thought from the owners... "We've loved living here – it's a peaceful, friendly neighbourhood with great transport links and a home that's both modern and cosy"

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 20/06/2025.

Request a Viewing Online or Call 01539 729711