



Kendal

£250,000

77b Bellingham Road, Kendal, Cumbria, LA9 5JY

Nestled on the sought-after southern fringes of Kendal, this practical two-bedroom semi-detached bungalow offers comfortable, single-level living on a generous low-maintenance plot, complete with driveway parking and a detached garage. Thoughtfully adapted for ease of living, the home features a spacious living room with a warm and welcoming gas fireplace, set on a synthetic stone hearth – the perfect place to relax and unwind.

The kitchen is well-appointed with warm wooden-toned wall and base units, a four-ring electric hob, concealed extractor, and a BOSCH oven. An inset sink with drainer, space for a fridge/freezer, and plumbing for a washer /dryer make this a highly functional and efficient space for daily routines.

Quick Overview

Semi - Detached Bungalow
 Quiet Location On The Outskirts Of Town
 Two Bedrooms
 Fitted Kitchen with Breakfast Bar
 Opportunity to Update and Personalise
 Adapted for Single - level living and Long Term Comfort
 Spacious Low Maintenance Rear Garden
 Highly Sought After Residential Area
 Driveway Parking With Detached Garage
 Ultrafast Broadband Available



2



1



1



D



Ultrafast
Available



Detached Garage
& Driveway
parking

Property Reference: K7103



Kitchen



Kitchen



Living Room



Living Room

The property offers two comfortable bedrooms. Bedroom One is particularly spacious, boasting patio doors that open directly onto the private rear garden, inviting in natural light and fresh air.

Bedroom Two is a cosy and practical double room, also enjoying pleasant rear garden views.

The shower room is fitted with a step-in shower tray with a glass screen and handrail, pedestal wash hand basin, and WC, all set against marble-effect panelled walls and wood-effect flooring, offering both style and convenience.

The spacious rear garden has been thoughtfully landscaped, featuring an area of artificial grass for easy maintenance, along with a raised bed adorned with mature plants, creating a serene outdoor retreat.

Set in a quiet, established residential area, this home benefits from easy access to mainline bus routes, local amenities, and the wider town of Kendal-making it an ideal choice for downsizers, retirees, or anyone seeking peaceful living with potential. Don't miss the opportunity to make this property your own.

Accommodation with approximate dimensions:

Ground Floor

Kitchen 14' 2" x 8' 4" (4.32m x 2.55m)

Hallway

Living Room 16' 2" x 11' 4" (4.95m x 3.46m)

Bedroom One 12' 4" x 11' 4" (3.78m x 3.46m)

Bedroom Two 8' 10" x 8' 4" (2.70m x 2.56m)

Bathroom

Detached Garage 16' 8" x 6' 10" (5.10m x 2.10m)

Parking: Driveway Parking and Detached Garage

Property Information:

Tenure: Freehold

Council Tax: Westmorland and Furness Council Tax Band : C

Services: Mains Water, Mains Gas , Mains Electricity 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: [///blast.couple.direct](https://www.what3words.com/blast.couple.direct)

From Milnthorpe Road, continue past the Stonecross Manor Hotel on your right. Take the next left down into Kent Park Avenue and proceed down to the junction. At the junction, turn left then proceed on the road and take the first left up into the cul-de-sac. 77b Bellingham Road is the second property on the left, up from the junction.

Viewing: Strictly by appointment with Hackney & Leigh Kendal Office.

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



Shower Room



Rear Garden



Rear External

Bellingham Road, Kendal, LA9

Approximate Area = 601 sq ft / 55.9 sq m

Garage = 148 sq ft / 13.7 sq m

Total = 749 sq ft / 69.6 sq m

For identification only - Not to scale



GROUND FLOOR



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: 1296424

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 02/07/2025.

Request a Viewing Online or Call 01539 729711