



Kendal

£275,000

28 Rusland Park, Kendal, Cumbria, LA9 6AJ

Rusland Park, situated just off Sedbergh Road, is a popular residential area with convenient access to the town centre and its amenities via a reliable bus route. This semi-detached bungalow presents a manageable layout featuring an entrance hall, kitchen, spacious living room, three bedrooms, and a wet room. Although the property requires some updates, it presents a unique opportunity for the new owner to personalise according to their preferences.

The bungalow comes with the advantages of double glazing and gas central heating. Additionally, it includes a garage, a block-paved driveway for off-road parking, well-maintained gardens, and a mature rear garden. With no upward chain and the possibility of early possession, the next step is to schedule a viewing appointment.



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Fibribus &
Openreach



Garage &
driveway parking

Quick Overview

- Semi-detached bungalow
- Kitchen & living room
- Three bedrooms
- Wet room
- Garage & driveway parking
- Front and rear gardens
- Mobility access via ramp
- No upward chain
- Early viewing recommended
- Fibribus & Openreach available

Property Reference: K6787



Kitchen



Living Room



Wet Room



Bedroom One

Location: Travelling out of Kendal along the A684, Sedbergh Road, proceed past the entrance to Sandylands and the allotments on your left and take the next turning right onto Rusland Park. Follow the road round bearing right, where number 28 can then be found on your left-hand side.

Property Overview: Rusland Park is located in a convenient location on a regular bus route into the town centre and within a short drive to the mainline railway station at Oxenholme, the M6 and the Lake District National Park.

Number 28 stands on a good-sized plot with mobility access, attractive well tended gardens, a good driveway and a garage that offers great space for those with hobbies in mind and even with room for the car!

Stepping straight into the entrance hall there is a cupboard ideal for everyday coats and shoes. On your right, you will find:

The kitchen, which is fitted with a range of wall, base and drawer units with complementary work tops with an inset stainless steel sink with drainer. A double glazed window and door open to a side entrance.

The living room features a large picture window to the front gardens. There is an electric fire with stone surround. Through into the inner hallway, which includes a loft hatch and airing cupboard for linen.

Bedrooms one, two and three all include aspects over the rear garden. Bedroom three has a UPVC door with access to the rear garden.

A wet room completes the inside, with a shower, pedestal wash hand basin, W.C.

Accommodation with approximate dimensions:

Entrance Hall

Kitchen

9' 3" x 9' 3" (2.82m x 2.82m)

Living Room

17' 10" x 12' 10" (5.44m x 3.91m)

Inner Hallway

Bedroom One

14' 0" x 9' 6" (4.27m x 2.9m)

Bedroom Two

10' 9" x 9' 7" (3.28m x 2.92m)

Bedroom Three

10' 9" x 9' 7" (3.28m x 2.92m)

Wet Room

Outside:

Garage 17' 5" x 8' 10" (5.31m x 2.69m) With up and over door, window, power and light. To the front of the garage is a driveway providing off-road parking.

The front garden includes mobility ramp access. A paved pathway leads to a side garden with outside tap to the rear garden beyond.

Tucked away to the rear, is a large enclosed mature garden that offers privacy and a delightful setting. With flower beds and borders planted with a selection of shrubs, conifers and mature trees.

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

Council Tax: Westmorland and Furness Council - Band D

Tenure: Freehold

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

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

What3Words: ///elder.market.email

Agents Notes: We have been advised by our clients that there is a tree preservation order (TPO) on the tree in the rear garden.



Bedroom Two



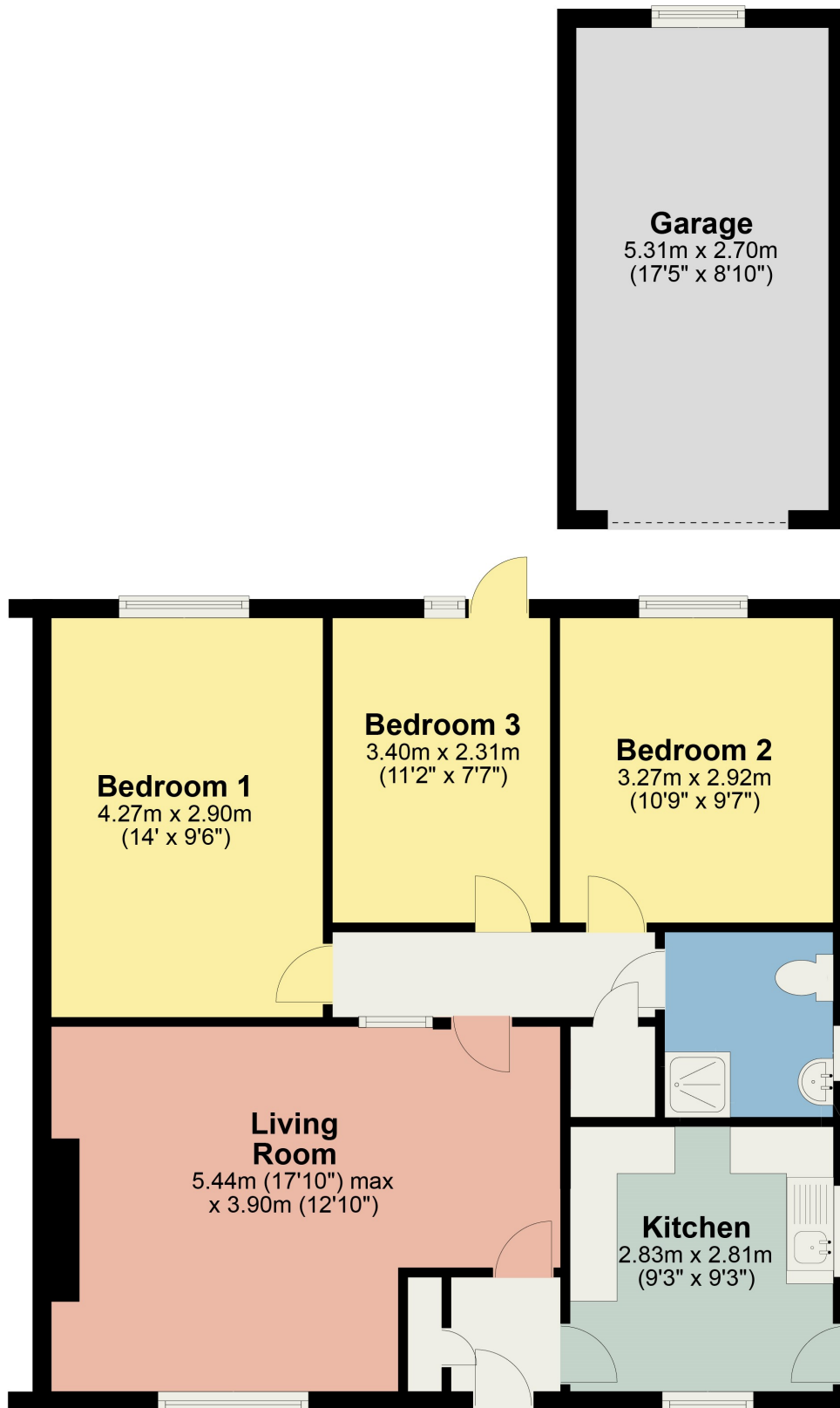
Bedroom Three



Rear Garden



Rear Garden



This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: K6787

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