



25 Dale Avenue, Kendal
Asking Price £230,000

Your Local Estate Agents
Thomson Hayton Winkley



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A well proportioned semi detached house occupying a cul-de-sac location to the northern side of the market town of Kendal. Having a sitting room, dining kitchen, three bedrooms, bathroom, double glazing, gas central heating, gardens to front and rear, driveway parking and permit parking.







25 DALE AVENUE

A well proportioned semi detached house pleasantly located on a cul-de-sac in a popular residential area within Kendal conveniently placed for the amenities available both in and around the market town. The property is within level walking distance of the Queen Katherine School, adjacent retail park and supermarkets, Station House doctors surgery, Kendal railway station and the town centre and also offers easy access to both the Lake District and Yorkshire Dales National Parks and Junctions 36, 37 and 38 of the M6.

The accommodation, which benefits from double glazing and gas central heating throughout, briefly comprises entrance hall, sitting room and dining kitchen with store to the ground floor and three bedrooms and a bathroom to the first floor.

Outside offers garden space to the front and rear and has driveway parking for one vehicle together with additional residents permits for continuous parking and visitor parking within the cul-de-sac.

GROUND FLOOR

ENTRANCE HALL

7' 7" max x 6' 2" max (2.32m x 1.89m)
Double glazed door, radiator, fitted shelf.

SITTING ROOM

15' 0" max x 14' 1" max (4.59m x 4.30m)
Double glazed Bay window, radiator, living flame gas fire to stone effect fireplace with multimedia shelving.

DINING KITCHEN

18' 6" max x 8' 2" max (5.65m x 2.50m)
Double glazed door, double glazed window, radiator, base and wall units, stainless steel sink, space for cooker, fridge and freezer, plumbing for washing machine, extractor fan, partial tiling to walls, open to understairs storage with double glazed window housing gas central heating boiler, fitted shelving and coat hooks.





FRST FLOOR

LANDING

6' 3" x 3' 10" (1.91m x 1.19m)

Double glazed window, built in airing cupboard, access to fully barded loft with light, power and drop down ladder.

BEDROOM

12' 7" max x 8' 6" max (3.84m x 2.60m)

Double glazed window, radiator, fitted wardrobes and cupboards.

BEDROOM

9' 4" x 8' 0" (2.85m x 2.45m)

Double glazed window, radiator.

BEDROOM

8' 10" x 8' 3" (2.71m x 2.52m)

Double glazed window, radiator, fitted wardrobes, cupboards and drawers.

BATHROOM

9' 3" x 4' 8" (2.83m x 1.44m)

Double glazed window, radiator, three piece suite in white comprises W.C., wash hand basin and bath with electric shower over, extractor fan, fitted mirror and glass shelf, tiling to walls.

OUTSIDE

The front of the house offers driveway parking adjacent to a low maintenance garden with a well stocked raised bed, decorative pebbled area and an established palm tree. There is also additional parking via two resident parking permits, one for continuous use and one for visitor parking. The rear of the property has a yard bordered with established trees and shrubs and includes a timber shed and a lockable store.

SERVICES

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

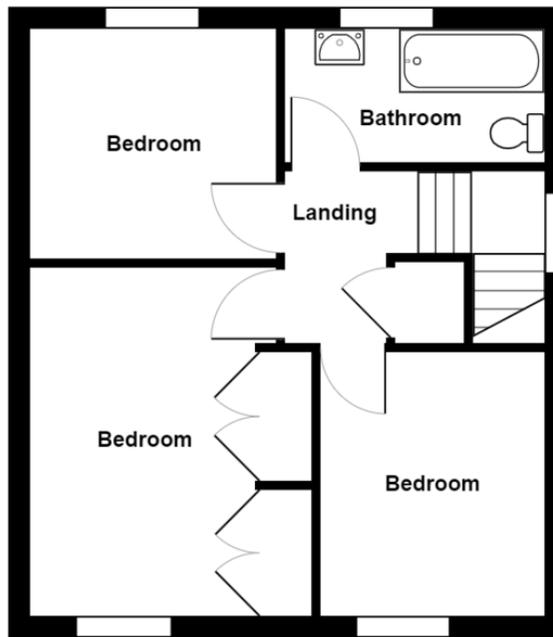
COUNCIL TAX BANDING

Currently Band C as per the Valuation Office website.





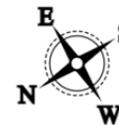
Ground Floor



First Floor

25 Dale Avenue, Kendal

Total Area: 73.4 m² ... 790 ft²



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

DIRECTIONS

From our Kendal office proceed along the A6 Sandes Avenue crossing over the river and following the road past the train station. At the mini roundabout bear left and continue under the railway bridge. Pass the Duke of Cumberland public house on the right and continue along A6 Shap Road to turn right in to Dale Avenue where number 25 is located towards the head of the cul-de-sac on the right.

WHAT3WORDS:

tester.bolsters.wiring

Important Notice

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