



Kendal

£295,000

30 Westwood Avenue, Kendal, Cumbria , LA9 5BB

Situated in a desirable residential area of Kendal, this three-bedroom semi-detached bungalow offers spacious and practical living all on one level-perfect for families, couples, or those looking to downsize without compromising on space.

Located in the town of Kendal, this property offers a perfect balance of peace and accessibility, with local shops, schools, and transport links all within easy reach. The Lake District National Park is just a short drive away, offering endless opportunities for outdoor pursuits.

Quick Overview

- Semi-Detached bungalow
- Three double bedrooms
- Large living/dining room
- Fitted kitchen
- Spacious garage
- Early viewing recommended!
- Gas central heating
- No upward chain
- Driveway parking
- Ultrafast broadband available*

Property Reference: K7109



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Ultrafast



Off Road
Parking



Living/Dining Room



Kitchen



Bedroom One



Bedroom Two

Upon entering you will find a spacious entrance hall with a storage cupboard, housing the hot water cylinder, perfect for storing coats and boots. To the right is the bright and welcoming living room with a large window, enjoying a south facing front aspect, that fills the space with natural light and a remote control gas fireplace, adding character and warmth.

The kitchen is well-equipped and functional, featuring a range of wall and base units that provide ample storage and worktop space. It includes a stainless steel sink, four-ring gas hob, Neff oven and extractor fan. There is space allocated for a fridge/freezer, dishwasher, and washer/dryer making it ideal for everyday convenience. Additionally a built-in cupboard houses the boiler.

This spacious bungalow offers three generously sized double bedrooms, one which enjoys a front aspect and two which enjoy a rear aspect, providing ample room for a family, guests or even a home office. The home includes a wet room complete with a washbasin designed for convenience and easy access, alongside a separate WC, which adds practicality for daily living.

Externally, the property benefits from a detached garage with a garden store and driveway, offering secure off-street parking and additional storage options. To the front of the property, there is a low-maintenance stone-covered area, providing a neat and tidy appearance with space for potted plants or decorative features. To the rear, the bungalow boasts a good-sized garden plot offering plenty of potential. It features a patio area, perfect for outdoor seating or entertaining, vegetable patch along with a greenhouse for keen gardeners, a decorative pond, and a selection of mature shrubs that add character and privacy. This outdoor space presents an excellent opportunity for further landscaping or creating a personalised garden retreat.

Accommodation with approximate dimensions:

Living/Dining Room

15' 4" x 13' 10" (4.68m x 4.22m)

Kitchen

14' 7" x 10' 0" (4.47m x 3.07m)

Bedroom One

12' 11" x 10' 10" (3.94m x 3.32m)

Bedroom Two

14' 7" x 8' 0" (4.47m x 2.45m)

Bedroom Three

10' 2" x 9' 10" (3.10m x 3.01m)

Wet Room

WC

Garage 10' 2" x 9' 10" (3.10m x 3.01m)

Property Information:

Tenure: Freehold.

Council Tax: Westmorland and Furness Council Tax Band C.

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

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

What3Words & Directions: [///swim.cares.second](https://www.what3words.com////swim.cares.second)

The property can be found by leaving Kendal on Milnthorpe Road turn right into Vicarage Drive just before Kendal College. Proceed up Vicarage Drive, passing Vicarage Park Primary School on the left, follow the road round and take the first turning on your left into Westwood Avenue proceed up the hill and as the road forks proceed right and the property is found on your right hand side.

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).



Wet Room



Wet Room



Garden



Garden

Westwood Avenue, Kendal, LA9

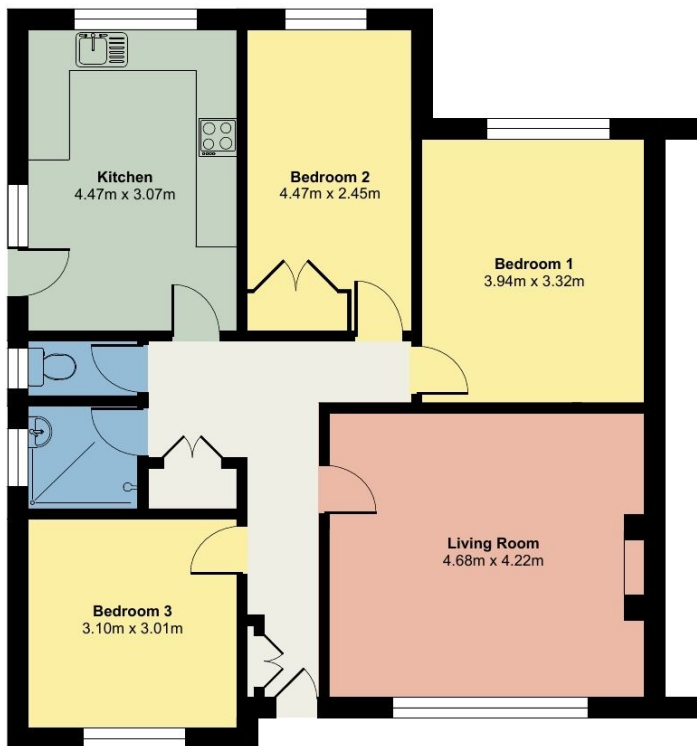
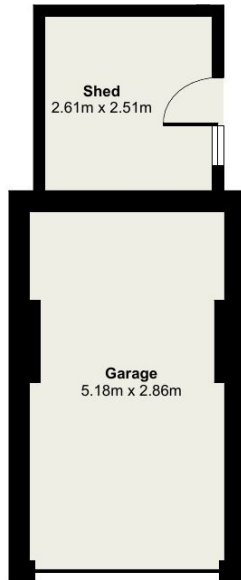
Approximate Area = 929 sq ft / 86.3 sq m

Garage = 161 sq ft / 14.9 sq m

Shed = 69 sq ft / 6.4 sq m

Total = 1159 sq ft / 107.6 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: 1300623

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