



Kendal

£375,000

16 Westwood Avenue, Kendal, Cumbria, LA9 5BB

16 Westwood Avenue has been lovingly maintained and upgraded including recent roof and replacement windows, by its current owners and enjoys an elevated position with breathtaking views across to the distant fields, including Kendal Castle, Benson Knott and The Helm. Situated in a popular residential location south of the town centre, the property offers convenient access to the Kendal Bypass and Oxenholme Railway Station, as well as nearby primary schools, Kirkbie Kendal School and Kendal College at the bottom of the road.

Quick Overview

- Detached Bungalow
- Elevated position with stunning views
- Large living room
- Family/dining room & fitted kitchen
- Three bedrooms
- Shower room
- Well maintained front & rear gardens
- Driveway & garage
- Early viewng recommeded!
- Ultrafast Broadband available



3



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2



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Ultrafast



Off Road
Parking

Property Reference: K7032



Living Room



Living Room



Kitchen



Family/Dining Room

Approaching the property, you are welcomed by a well-maintained, tiered front garden with steps leading up to the front door. Upon entry, the entrance hall provides access to a useful linen cupboard housing the wall-mounted boiler, as well as to the three bedrooms, shower room, living room and dining/family room.

The spacious living room features a large picture window that perfectly frames the stunning views. It is finished with coving to the ceiling, a dado rail, a ceiling rose and an attractive wall-mounted electric fire.

The dining/family room is a versatile additional reception space, open to the kitchen and providing direct access to the porch. The porch serves as a practical area for storing coats and shoes, with additional space for a dryer.

The kitchen is fitted with an attractive range of wall and base units, with complementary work surfaces with matching upstands and an inset ASTRA cast sink and half with a drainer. Integrated appliances include a Bosch double oven, a four-ring AEG gas hob with a stainless steel extractor hood and tiled splashback, a dishwasher along with space for a fridge freezer and plumbing for a washing machine. Three windows and a door provide ample natural light and access to the rear garden.

Bedroom One is a spacious double bedroom with a rear aspect overlooking the garden, featuring built-in wardrobes with sliding doors. Bedroom Two is a further double bedroom enjoying a front aspect with picturesque views, complete with a built-in wardrobe. Bedroom Three is a well-proportioned single bedroom with a rear aspect.

The shower room includes a contemporary three-piece suite comprising a corner shower cubicle, wash hand basin and a WC. It features attractive part-tiled walls, a radiator and a window for ventilation.

The property boasts excellent outdoor space. At the front, a driveway accommodates two cars and leads to the garage and an electric point. The beautifully landscaped three-tiered garden features decorative stone and flower beds. Side access provides entry to the rear garden, while steps lead up to the front door and a pathway wraps around the porch. The west-facing rear garden features a lower patio area with an outdoor tap, steps leading up to a lawned section, a patio area to one side and decorative stone chippings to the other. Power supply in place for shed/summerhouse.

The property benefits from UPVC double glazing and gas central heating. Well-presented with neutral décor throughout, this home is ready for its new owners to move in and enjoy!



Living Room



Kitchen



Bedroom One



Bedroom Three



Shower Room



Porch

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Living Room

15' 8" x 13' 7" (4.78m x 4.15m)

Dining/Family room & Fitted Kitchen

20' 1" x 13' 11" (6.13m x 4.26m)

Bedroom One

13' 0" x 10' 10" (3.97m x 3.32m)

Bedroom Two

9' 11" x 9' 10" (3.03m x 3.01m)

Bedroom Three

9' 6" x 8' 0" (2.91m x 2.46m)

Shower Room

Garage

18' 1" x 10' 0" (5.53m x 3.06m) Electric powered door

Parking: Off Road Parking

Property Information:

Tenure: Freehold

Council Tax: Westmorland and Furness Council - Band D

Services: Mains gas, mains water, 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: [///sooner.twin.parks](https://www.what3words.com/sooner.twin.parks)

he 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 levels out number 16 can be found on your right hand side.

Viewing: Strictly by appointment with Hackney & Leigh.



Bedroom One



Bedroom Two



Rear Garden



Rear Garden



Rear Garden

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Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
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Westwood Avenue, Kendal, LA9

Approximate Area = 1016 sq ft / 94.3 sq m

Garage = 182 sq ft / 16.9 sq m

Total = 1198 sq ft / 111.2 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: 1250691

A thought from the owners... “The views provided exceptional back drop from living room”.

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