



28 Empsom Road, Kendal
£290,000



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Kendal

Situated in a sought after area of Kendal, this beautifully renovated semi detached bungalow enjoys a pleasant setting close to green spaces while remaining within easy reach of town amenities. The location also benefits from excellent access to the M6 motorway and the Lake District National Park, making it ideal for both daily convenience and countryside escapes.

The accommodation has been thoughtfully redesigned to create bright, modern living throughout. A brand new fitted kitchen sits alongside an open plan living area, both finished with attractive herringbone flooring that adds warmth and character to the space. There are two well proportioned double bedrooms, a stylish modern shower room, and a useful utility cupboard with plumbing for a washing machine. A porch and side door provide practical everyday access and additional storage options.

Outside, the property offers driveway parking and a three tier garden. This appealing bungalow presents an excellent opportunity to secure a move-in-ready home in a highly desirable Kendal location.

Council Tax band: C

Tenure: Freehold

LIVING ROOM

15' 10" x 13' 5" (4.82m x 4.08m)

KITCHEN

9' 5" x 8' 3" (2.87m x 2.52m)

BEDROOM

12' 2" x 10' 3" (3.72m x 3.12m)

BEDROOM

9' 1" x 11' 5" (2.76m x 3.48m)

BATHROOM

6' 0" x 7' 7" (1.82m x 2.30m)

HALLWAY

2' 10" x 6' 2" (0.87m x 1.89m)

CUPBOARD

2' 11" x 4' 11" (0.88m x 1.51m)

ENTRY

6' 4" x 4' 9" (1.93m x 1.44m)

SERVICES

Mains electric, mains gas, mains water, mains drainage

EPC RATING C

COUNCIL TAX BAND currently BAND C

TENURE: FREEHOLD

IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.





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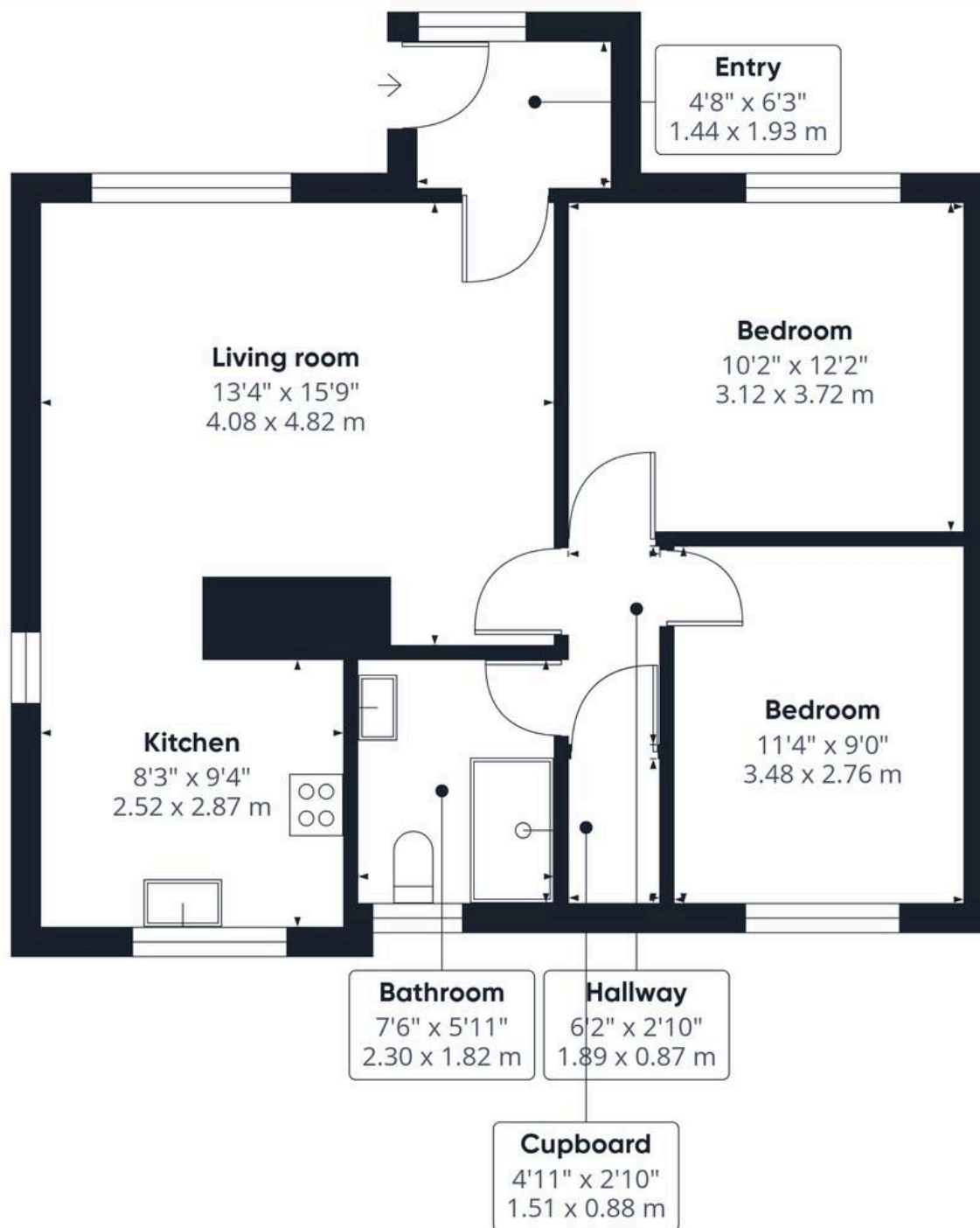


GARDEN

DRIVEWAY

1 Parking Space





Approximate total area⁽¹⁾

621 ft²

57.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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