



27 Wray Crescent, Kendal
£295,000



27 Wray Crescent

Kendal

A well proportioned semi-detached bungalow located in a popular residential area which is conveniently located within easy reach of the amenities available in Kendal's market town and also a short distance from the supermarkets, Oxenholme railway station and the M6 motorway. The property also benefits from being on a local bus route.

Situated within a quiet residential estate, this delightful 2-bedroom semi-detached bungalow presents an ideal opportunity for first-time buyers or those seeking a renovation project. The property boasts a substantial sitting room, fully fitted kitchen, and a charming sunroom offering picturesque garden views. Accommodation includes two generously proportioned double bedrooms, serviced by a convenient three-piece suite bathroom.

Outside, the property features meticulously maintained gardens to both the front and rear, enhancing the overall charm of the residence. The enclosed paved patio rear garden offers ample space for potted plants and garden furniture, catering to outdoor relaxation and entertainment. To the front, lush lawns are bordered by beautifully planted beds, creating a welcoming entrance. The property further benefits from generous driveway parking, ensuring practicality for modern living. With the additional advantage of garage parking, this home provides a rare combination of warmth, space, and functionality for prospective buyers looking for a place to call their own.

- Semi-detached bungalow
- Located on a quiet residential estate
- Great first time buyers home or renovation project
- Substantial sitting room
- Fully fitted kitchen
- Sunroom with garden views
- Two double bedrooms
- Three piece suite bathroom
- Well kept gardens to the front and back
- Garage and driveway parking

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.

EPC RATING D

SERVICES

Mains electric, mains gas, mains water, mains drainage

COUNCIL TAX:BAND C

TENURE:FREEHOLD

DIRECTIONS

Heading south out of Kendal on the A65 Burton Road, turn left on to Heron Hill at the traffic lights. Take the next right into Esthwaite Avenue and then take the third turning on the left. Wray Crescent is then the next turning on the right with number 27 being located on the left hand side.

WHAT3WORDS:///eggs.voices.rating





GROUND FLOOR

SUNROOM

8' 10" x 8' 0" (2.70m x 2.43m)

INNER HALLWAY

10' 4" x 7' 7" (3.14m x 2.30m)

SITTING ROOM

14' 11" x 10' 10" (4.56m x 3.29m)

KITCHEN

10' 8" x 8' 1" (3.24m x 2.47m)

BEDROOM

11' 7" x 10' 11" (3.53m x 3.33m)

BEDROOM

10' 7" x 7' 10" (3.22m x 2.40m)

BATHROOM

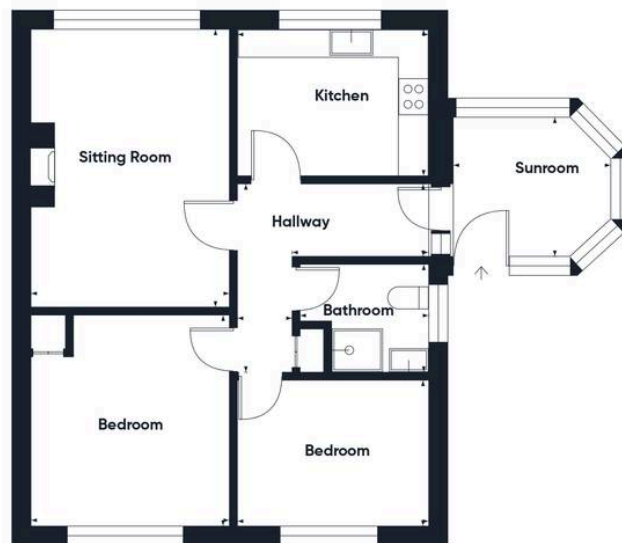
7' 2" x 5' 11" (2.18m x 1.80m)



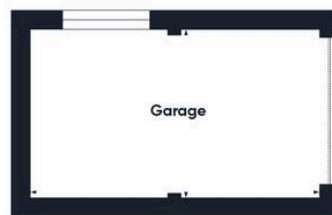








Ground Floor Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

795 ft²

73.9 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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