



45 Lingmoor Rise, Kendal
£195,000



45 Lingmoor Rise

Kendal

Located within a well established residential area of Kendal, this one bedroom semi detached bungalow offers a great opportunity for those looking to modernise and create a home to their own taste. The property is ideally positioned for easy access to the town centre, local amenities and transport links, with the M6 motorway and the Lake District National Park both within convenient reach.

The accommodation is well proportioned, with a comfortable living room set to the front of the property. The kitchen sits to the rear and offers a good amount of space, providing excellent potential for redesign or reconfiguration to suit modern living. The double bedroom enjoys a pleasant outlook over the rear, and the bathroom is well placed within the layout with scope for updating.

Externally, the property benefits from a driveway providing off road parking, along with an attached garage offering useful storage or potential for conversion, subject to the necessary consents. To the rear there is an enclosed garden space, offering a manageable outdoor area to enjoy or further enhance. Overall, this is a property with clear potential in a convenient Kendal location, ideal for buyers looking to put their own stamp on a home.

- One bedroom semi detached bungalow in Kendal
- Opportunity to modernise and add value
- Well proportioned living room
- Good size kitchen with scope to improve
- Double bedroom overlooking the garden
- Bathroom with potential for upgrade
- Attached garage offering storage and driveway providing off-road parking
- Enclosed rear garden space
- Convenient location with easy access to the M6 motorway and the Lake District
- Great access to local amenities and walks

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





ENTRY

7' 0" x 4' 1" (2.14m x 1.25m)

HALLWAY

5' 4" x 4' 0" (1.63m x 1.23m)

LIVING ROOM

15' 9" x 9' 10" (4.80m x 2.99m)

KITCHEN

12' 10" x 5' 8" (3.91m x 1.72m)

STORE ROOM

5' 4" x 2' 9" (1.62m x 0.85m)

BEDROOM

12' 10" x 10' 1" (3.91m x 3.08m)

BATHROOM

6' 4" x 5' 5" (1.94m x 1.64m)

GARAGE

15' 11" x 9' 1" (4.85m x 2.78m)

SERVICES TBC

EPC RATING TBC

COUNCIL TAX BAND currently Band B

TENURE: FREEHOLD

IDENTIFICATION CHECKS

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