



Enhanced with AI by STREET\_02

137 Helmside Road, Oxenholme  
£200,000





## 137 Helmside Road

Oxenholme, Kendal

**\*\*CHAIN FREE\*\*** Occupying a convenient position close to Oxenholme railway station, this well presented semi-detached, two bedroom property is perfectly situated within the popular residential area of Oxenholme which is easy reach of the market town Kendal and the stunning Lake District National Park. This beautifully presented two-bedroom semi-detached house combines traditional charm with modern finishes, making it an ideal home for first time buyers or an investment opportunity. The property features a distinctive stone facade and bay windows, lending character and kerb appeal from the outset. Step inside to discover a spacious open plan living/ dining area, enhanced by elegant wooden flooring, a cosy fireplace, and large windows that flood the space with natural light. French doors lead directly to the garden, seamlessly connecting indoor and outdoor living and creating a versatile space for entertaining or family gatherings. Upstairs, two well-proportioned bedrooms offer comfort and practical living. The bathroom is finished to a high standard, boasting a modern shower enclosure with stylish tiling, a heated towel rail and plenty of natural light for a bright and refreshing atmosphere.

Outside to the front the low maintenance garden area offers a private retreat surrounded by lush greenery and mature planting. To the rear of the property there is an elevated area - ideal for alfresco dining or quiet relaxation.

Combining well presented accommodation, secure off-road parking, and attractive outdoor spaces, this semi-detached house is perfectly suited for modern living and ready to welcome its next owners.

Enhanced

## LIVING ROOM

13' 3" x 14' 8" (4.04m x 4.46m)

## DINING ROOM

9' 0" x 8' 6" (2.74m x 2.60m)

## KITCHEN

9' 0" x 5' 10" (2.74m x 1.79m)

## LANDING

8' 3" x 6' 2" (2.52m x 1.89m)

## BEDROOM

10' 4" x 14' 8" (3.16m x 4.48m)

## BATHROOM

5' 7" x 6' 3" (1.70m x 1.90m)

## BEDROOM

10' 2" x 8' 2" (3.09m x 2.48m)

## SERVICES

Mains water, drainage and electric. No Gas

## EPC RATING E

COUNCIL TAX BAND- currently Band B

## 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.



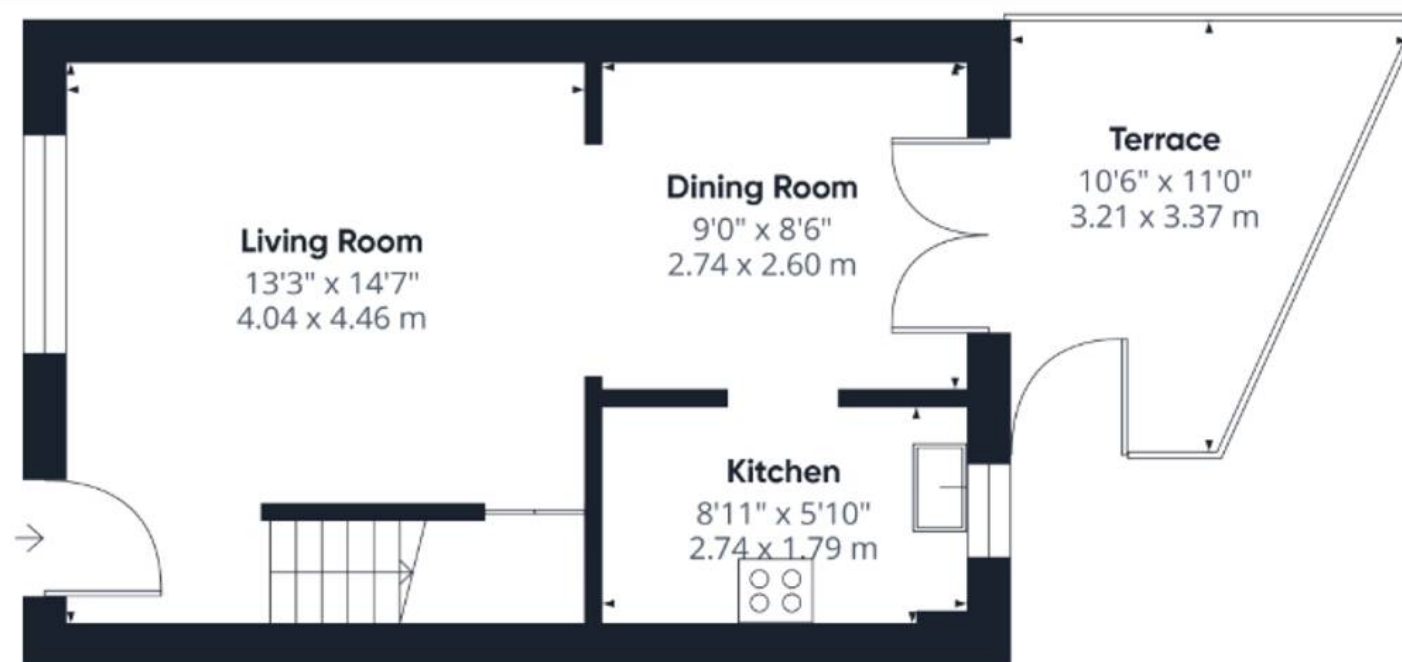


GARDEN

OFF STREET

2 Parking Spaces





Ground Floor

Approximate total area<sup>(1)</sup>

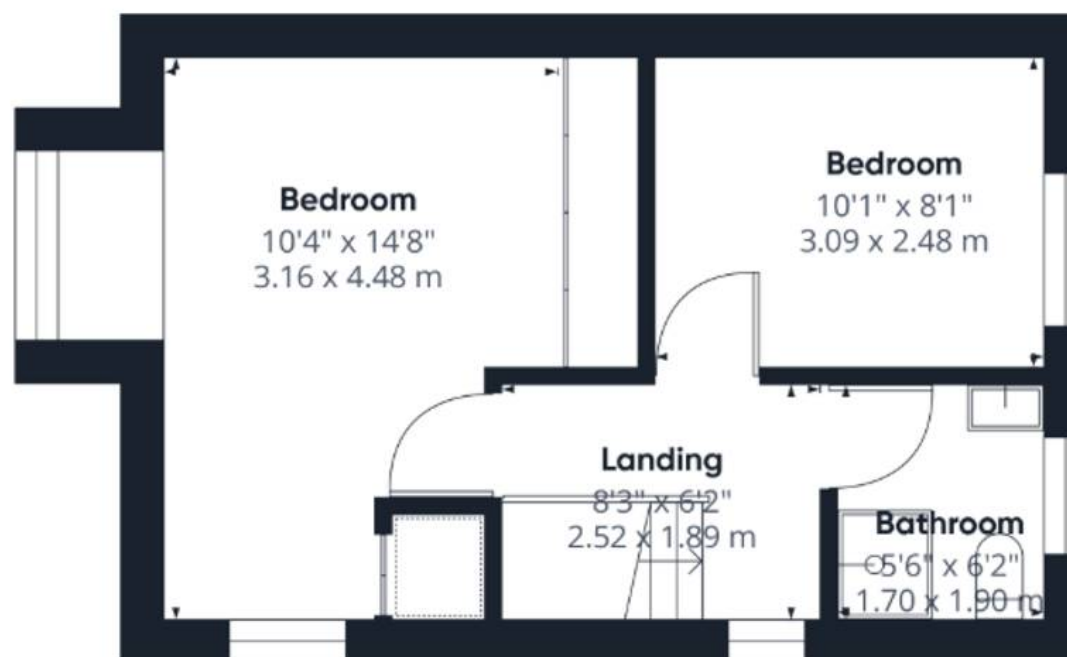
633 ft<sup>2</sup>

58.8 m<sup>2</sup>

Balconies and terraces

90 ft<sup>2</sup>

8.4 m<sup>2</sup>



Floor 1

(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





## THW Estate Agents

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