

## LEVENS



**PARTICULARS FOR THE SALE OF AN APPEALING DETACHED  
BUNGLOW WITH BEAUTIFUL VIEWS ACROSS OPEN COUNTRYSIDE  
FROM THE GARDEN AND REAR ASPECT**

**59 GREENGATE  
LEVENS  
KENDAL. LA8 8NF**



## SITUATION

59 Greengate is pleasantly located within the village of Levens where there is a thriving community, a village store, part time post office, Church, well regarded primary school and local pub.

## DESCRIPTION

The well proportioned accommodation, which would benefit from some cosmetic updating, briefly comprises an 'L' shaped Sitting Room, Kitchen, 3 Bedrooms and a Shower Room.

The bungalow benefits from gas central heating and double glazing and is offered for sale with no upper chain.

The accommodation includes:-

Entrance Hall with double glazed door, adjoining double glazed window and built in cloaks cupboard

Sitting Room having patio doors to the rear patio and a fireplace

Kitchen

Bedroom

Bedroom

Bedroom

Shower Room

Garage (17'8 max x 11'1" max (5.40m x 3.38m)

### Outside

The property benefits from a mature established front garden, patio to the rear with extensive views over open countryside and driveway parking to the front of the garage.



### Services

Mains electricity, mains water, mains drainage and mains gas fired central heating

### Council Tax

The property is in Band D for Council Tax purposes

## TENURE

The property is freehold and vacant possession will be given on completion.

## ANTI-MONEY LAUNDERING REGULATION 2017

Due to new legislation brought into effect on 26th June 2017, we are obliged to undertake a check on any person intending to make an offer and prospective purchasers prior to any offer being accepted. Any prospective purchaser should therefore provide us with photographic identification (passport or driving license) and proof of address (utility or Council Tax bill) at our office when making an offer.

## VIEWING

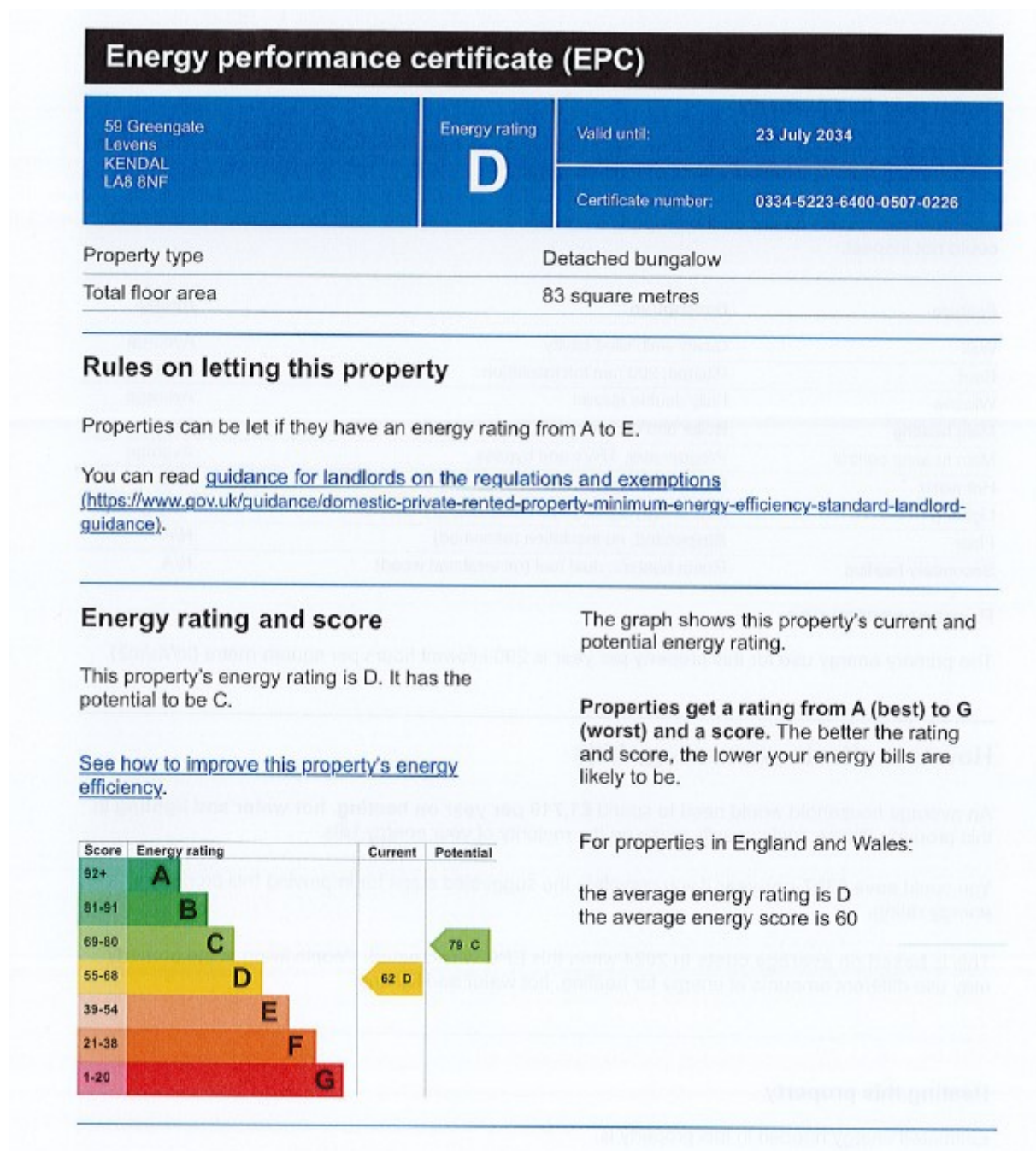
By appointment with the Agents.

## ASKING PRICE

Offers in the region of £395,000

## MISDESCRIPTIONS ACT

Every care has been taken in preparing these sales particulars but if there is any point on which you would like further information, please contact us. The person dealing with the property will be pleased to check or supply you with further details which may be important to you, particularly if you are travelling some distance to view.



These particulars are issued on the clear understanding that negotiations for the purchase of the property are conducted through NWA Property. The information supplied in the particulars is believed to be correct but accuracy cannot be guaranteed and all properties are offered Subject to Contract and on being available on receipt of reply.

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For illustrative purposes only - not to scale. The position and size of features are approximate only.  
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