



8 Sandes Avenue, Kendal

£200,000



8 Sandes Avenue

Kendal

A well proportioned mid terrace character property with high ceilings and period features. Centrally located within the market town of Kendal it is conveniently situated just minutes away from the town centre, Maudes Meadow and provides easy access to public transport services, the Lake District National Park and links to the M6.

Introducing this mid-terraced house, a period property ideally suited for first-time buyers seeking a cosy and characterful home in the heart of the market town of Kendal. Boasting a warm and inviting ambience, the property features a sitting room enhanced by a multi-fuel stove, perfect for those cosy nights in. The kitchen offers ample dining space and convenient understairs storage, catering to both practicality and comfort. A unique layout includes two double bedrooms, one on the first floor and the other situated on the second floor, providing versatile living arrangements. Completing the accommodation is a three-piece suite bathroom on the first floor, ensuring modern convenience within this traditional setting.

Step outside to discover the paved patio garden to the rear, offering the perfect retreat for relaxation. The enclosed courtyard garden provides a versatile outdoor space with room for garden furniture, potted plants, and a shed for additional storage. Bask in the afternoon and evening sun as you unwind in this private garden. Don't miss the opportunity to make this enchanting property your home sweet home.

- Period mid terraced house
- A great first time buyers property
- Sitting room with a multi fuel stove
- Central location in the market town of Kendal
- Kitchen with dining space and understairs storage
- Easy access to local amenities and local transport services
- Two double bedrooms with one being on the first floor and the second being on the second floor
- Paved patio garden to the rear
- A three piece suite bathroom located on the first floor
- Road links to the M6 Motorway and the Lake District National Park

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 B

TENURE:FREEHOLD

DIRECTIONS

From the Kendal office cross the street and turn onto Sandes Avenue to find number 8 on the right.

WHAT3WORDS:///shirt.hugs.melt





GROUND FLOOR

ENTRANCE HALL

9' 4" x 3' 0" (2.85m x 0.92m)

SITTING ROOM

19' 1" x 11' 8" (5.82m x 3.55m)

KITCHEN

13' 7" x 10' 9" (4.13m x 3.27m)

FIRST FLOOR

LANDING

8' 0" x 2' 7" (2.43m x 0.79m)

BEDROOM

13' 1" x 9' 9" (3.98m x 2.97m)

BATHROOM

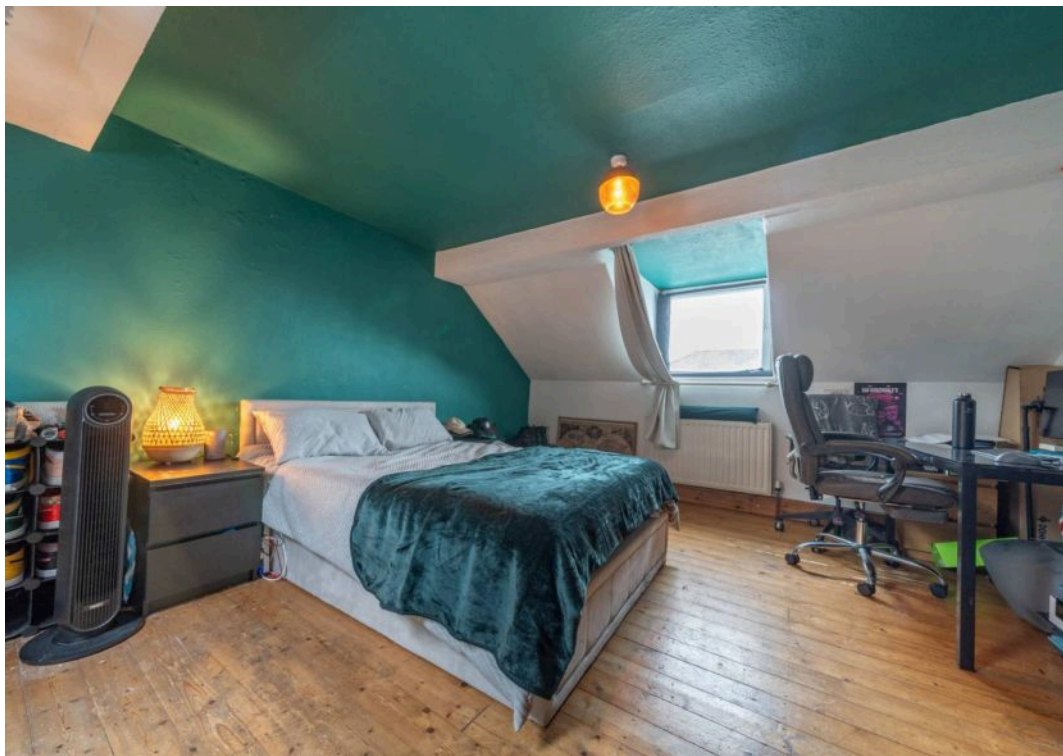
8' 9" x 7' 5" (2.66m x 2.27m)

SECOND FLOOR

BEDROOM

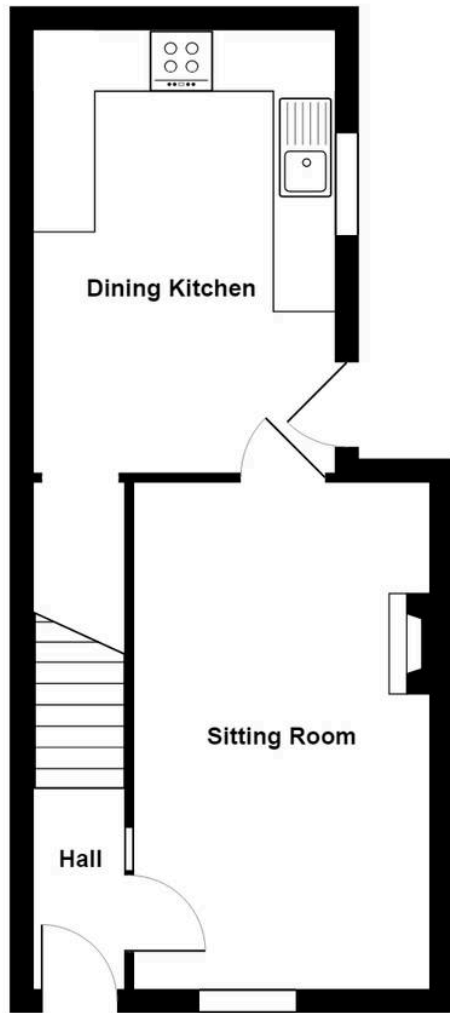
16' 6" x 13' 1" (5.04m x 3.99m)



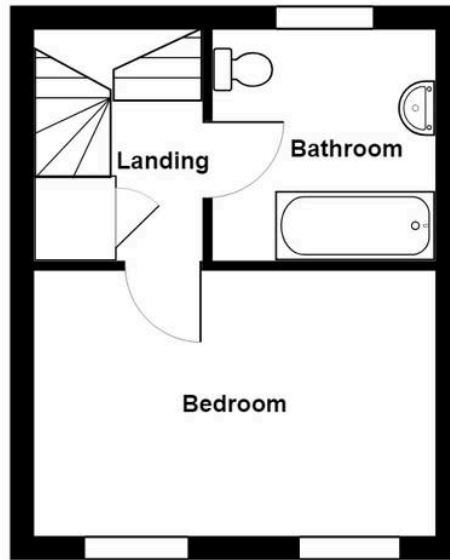




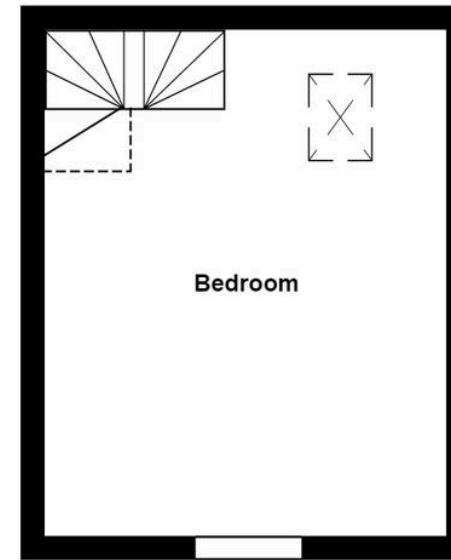




Ground Floor



First Floor



Second Floor

8 Sandes Avenue, Kendal

Total Area: 73.7 m² ... 793 ft²

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