



49 Windermere Road, Kendal

£230,000



49 Windermere Road

Kendal

A traditional mid terraced cottage centrally located within Kendal and offers easy access to the market town and all the local amenities as well as the M6 motorway and the Lake District National Park.

Situated in a sought-after location, this traditional stone-built mid-terraced cottage exudes character and warmth, making it a perfect first-time buyer's home. Spread over three floors, the layout features two reception rooms, with a cosy sitting room boasting a log burner and a delightful dining room which could also be used as a study. Descending to the lower ground floor, discover a substantial kitchen equipped with modern appliances and generous storage space.

Upstairs, two double bedrooms offer comfort and tranquillity, complemented by a three-piece suite bathroom on the first floor and a convenient cloakroom on the ground floor.

Step into the fully enclosed paved patio garden at the rear, offering an intimate escape accessed from both the kitchen and a side gate. This inviting space presents a perfect setting for al fresco dining, leisurely moments, and flourishing potted plants. Well maintained and thoughtfully designed, this outdoor space complements the interior of the home, promising an enchanting ambience for residents to savour. Experience a seamless blend of indoor and outdoor living within this delightful property.

- Traditional stone-built mid-terraced cottage
- A perfect first time buyers home
- Laid out over three floors
- Two reception rooms with a sitting room having a log burner and a dining room
- Substantial kitchen on the lower ground floor with modern appliances and ample storage
- Two double bedrooms on the first floor
- A three piece suite bathroom on the first floor and a cloakroom on the ground floor
- Fully enclosed paved patio garden to the rear
- Short walk into the town center
- Easy access to the Lake District National Park and the M6 Motorway

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 Stricklandgate heading out of Kendal continue straight on through the traffic lights on to Windermere Road and number 49 is located on the right just before the turning for Green Road.





LOWER GROUND FLOOR

KITCHEN

14' 2" x 13' 11" (4.33m x 4.25m)

GROUND FLOOR

ENTRANCE HALL

13' 11" x 3' 1" (4.23m x 0.94m)

SITTING ROOM

14' 10" x 13' 5" (4.52m x 4.08m)

DINING ROOM/STUDY

10' 10" x 10' 6" (3.31m x 3.20m)

CLOAKROOM

7' 3" x 2' 10" (2.21m x 0.86m)

INNER HALLWAY

6' 0" x 2' 10" (1.84m x 0.86m)

FIRST FLOOR

LANDING

5' 10" x 4' 6" (1.79m x 1.38m)

BEDROOM

18' 10" x 10' 4" (5.73m x 3.15m)

BEDROOM

11' 10" x 9' 2" (3.61m x 2.79m)

BATHROOM

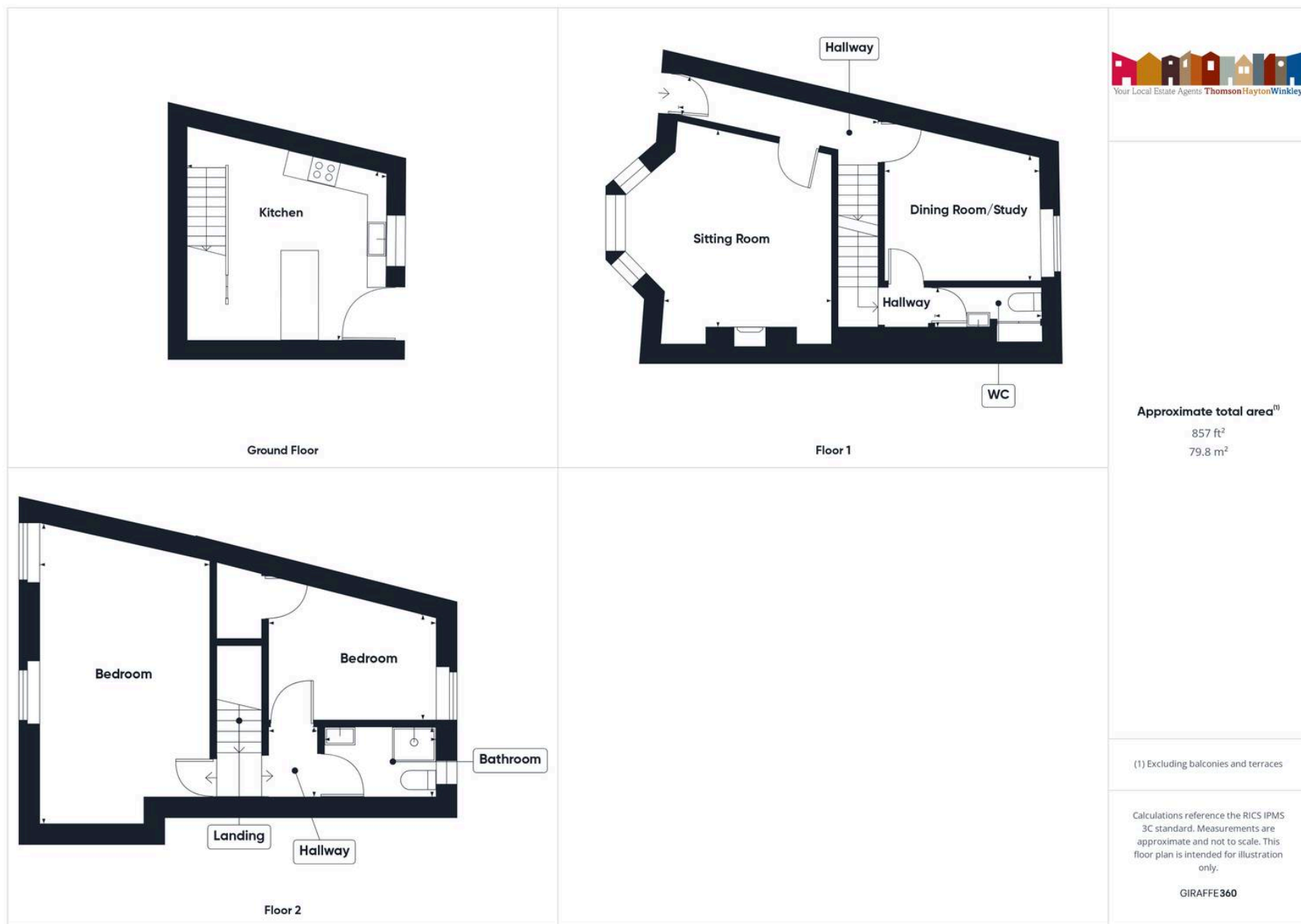
7' 5" x 4' 6" (2.25m x 1.38m)











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