



5 Parkside Road, Kendal

£425,000





## 5 Parkside Road

### Kendal

This attractive mid terraced period property features a handsome stone façade and a wealth of character throughout. It is ideally located within walking distance of Kendal town centre, offering a wide selection of shops, cafés and restaurants. The property also benefits from excellent access to the M6 motorway and the Lake District National Park.

The ground floor offers generous and flexible living accommodation. There are two elegant front living rooms, both with original fireplaces, bay windows and period features. A separate formal dining room provides an ideal space for entertaining and includes a feature fireplace and character details. The modern fitted kitchen is finished with beautiful stone tiled flooring and offers a stylish yet practical space for everyday living. A bright and spacious sunroom leads from the kitchen and is filled with natural light. Completing the ground floor is a useful utility room and a convenient downstairs shower room.

To the upper floors, the property offers five well proportioned double bedrooms, four of which benefit from fitted wardrobes. A shower room serves the main bedrooms and is fitted to a modern standard. Two additional attic rooms provide valuable extra space and offer flexibility for storage, hobbies or occasional use.

Externally, the property enjoys a rear garden providing a pleasant outdoor space for relaxing or entertaining. There is also the benefit of a garage to the rear. Off road parking is available, a particularly valuable feature for a property so close to Kendal town centre.



- Impressive mid terraced period home with an attractive stone façade, offering timeless character and kerb appeal in a sought after Kendal location
- Two elegant front living rooms, both featuring original fireplaces, bay windows and charming period details, providing flexible and generous reception space
- Separate formal dining room with further character features and a feature fireplace, ideal for entertaining and family gatherings
- Modern fitted kitchen finished with beautiful stone floor tiles, combining contemporary convenience with traditional style
- Bright and airy sunroom leading from the kitchen, flooded with natural light and offering a pleasant outlook to the rear garden
- Excellent practical spaces including a utility room and a convenient downstairs shower room, perfect for modern family living
- Five spacious double bedrooms, four benefiting from fitted wardrobes, offering ample accommodation for families or home working
- Additional versatility provided by two attic rooms, ideal for storage, hobbies, home offices or occasional use
- Enclosed rear garden with garage, off road parking and two parking permits, a valuable asset so close to the town centre
- Prime location within walking distance of Kendal town centre, with its wide range of shops, cafés and restaurants, plus excellent access to the M6 motorway and the Lake District National Park







**HALLWAY**

15' 0" x 4' 0" (4.57m x 1.22m)

**LIVING ROOM**

17' 0" x 10' 10" (5.17m x 3.31m)

**LIVING ROOM**

17' 7" x 12' 8" (5.35m x 3.85m)

**DINING ROOM**

14' 1" x 12' 8" (4.28m x 3.86m)

**KITCHEN**

12' 2" x 9' 5" (3.72m x 2.86m)

**SUNROOM**

12' 0" x 8' 11" (3.67m x 2.73m)

**HALLWAY**

2' 3" x 6' 0" (0.68m x 1.84m)

**LAUNDRY ROOM**

8' 6" x 7' 7" (2.59m x 2.31m)

**SHOWEROOM**

9' 7" x 7' 10" (2.92m x 2.40m)

**LANDING**

6' 9" x 7' 0" (2.06m x 2.13m)

**BEDROOM**

13' 4" x 9' 6" (4.07m x 2.89m)

**BEDROOM**

12' 5" x 9' 7" (3.79m x 2.91m)

**BEDROOM**

10' 2" x 12' 7" (3.11m x 3.84m)

**BEDROOM**

13' 3" x 12' 2" (4.04m x 3.70m)

**BEDROOM**

12' 9" x 12' 7" (3.88m x 3.83m)

**SHOWER ROOM**

7' 7" x 3' 10" (2.30m x 1.16m)

**HALLWAY**

12' 6" x 3' 5" (3.82m x 1.05m)

**ATTIC ROOM**

6' 1" x 8' 3" (1.85m x 2.51m)

**ATTIC ROOM**

8' 10" x 16' 8" (2.70m x 5.09m)





**DIRECTIONS:** From Milnthorpe Road, turn right onto Romney Road. At the roundabout, take the first exit onto Lound Road, passing the Shell petrol station on the right and Riverside on the left. Continue along Lound Road to the traffic lights, then turn right onto Parkside Road, where the property can be found on the left-hand side.

**WHAT3WORDS:**///loving.drops.comb

**SERVICES:** Mains electric, mains gas, mains water, mains drainage

**EPC RATING:** E

**COUNCIL TAX BAND CURRENTLY:** C

**TENURE:** FREEHOLD

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