



34 Aynam Road, Kendal
£525,000





34 Aynam Road

Kendal, Kendal

An exceptional opportunity awaits with this unique Victorian terraced house, offering a five bedroom main residence and a fully self-contained one bedroom accommodation currently being used as a successful holiday let. Centrally located within the market town of Kendal. The location offers easy access to all the local amenities including schools and town centre together with road links to the M6 motorway. There are pleasant views across the River Kent toward Abbot Hall and the Parish Church.

The well presented accommodation which is full of character briefly comprises entrance hall, sitting room with large bay window, modern kitchen and light and airy dining room to the ground floor. The first floor offers three double bedrooms, one currently being used as a useful office, family bathroom and a separate cloakroom with a further two double bedrooms, ensuite and pleasant sitting area with great views of the river Kent to the second floor. The cellar has also been converted into an extra self contained living space which features a living area, kitchen, bedroom, shower room and separate WC.

The front garden creates an attractive approach, while the rear garden offers a private space for seating, planting and enjoying the outdoors. Permit parking on Parr Street,

EPC Rating D- Council tax band presumed a D

- Traditional Victorian 5 bedroom house featuring a self contained one bedroom living accommodation
- Easy access to the town centre and local amenities
- Pleasant gardens to the front and rear
- Spectacular views out across the River Kent
- Six good sized double bedrooms in total
- Annexe Currently being run as a successful holiday let. (£14,000 approx. per annum)
- Beautiful Victorian features
- Spacious lounge ideal for family living
- Separate kitchen and dining space
- Contemporary family bathroom and stylish en-suite shower room

Leave Kendal centre following the one way system South along Aynam Road with the River Kent on your right, pass Queen Katherine Street and Parr Street and number 34 is located on the left looking out towards Abbot Hall.

WHAT3WORDS:high.give.follows

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





PORCH

11' 4" x 4' 0" (3.46m x 1.22m)

HALLWAY

3' 11" x 4' 0" (1.20m x 1.21m)

LIVING ROOM

14' 0" x 12' 11" (4.27m x 3.93m)

HALLWAY

9' 1" x 5' 11" (2.77m x 1.80m)

DINING ROOM

12' 11" x 11' 6" (3.94m x 3.51m)

KITCHEN

13' 6" x 11' 7" (4.11m x 3.52m)

LANDING

7' 9" x 5' 10" (2.35m x 1.79m)

BEDROOM

11' 9" x 11' 10" (3.58m x 3.61m)

BEDROOM

13' 5" x 11' 4" (4.08m x 3.45m)

BATHROOM

9' 7" x 8' 3" (2.91m x 2.52m)

OFFICE

12' 10" x 10' 4" (3.92m x 3.14m)

LANDING/STUDY

11' 10" x 10' 4" (3.61m x 3.14m)

BEDROOM

12' 6" x 10' 4" (3.80m x 3.15m)

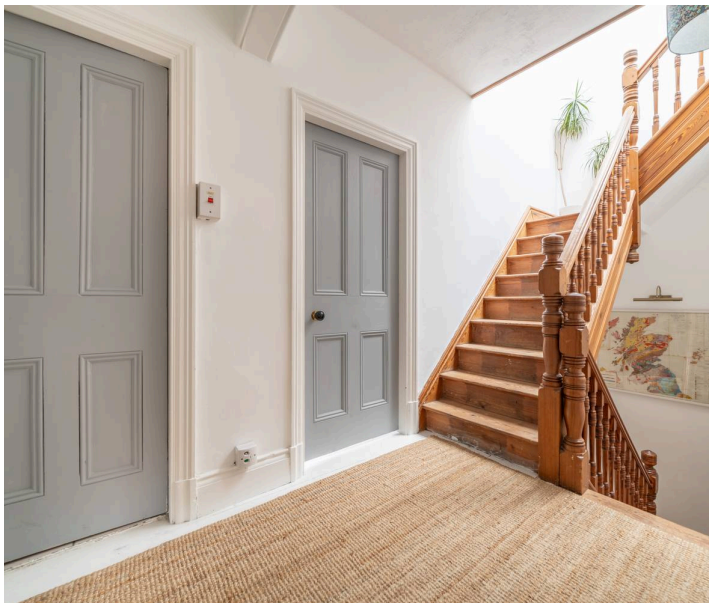
BEDROOM

14' 6" x 13' 0" (4.43m x 3.97m)

SEATING AREA

9' 11" x 4' 5" (3.01m x 1.34m)

EN SUITE









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