



42 Windermere Road, Kendal
£275,000



42 Windermere Road

Kendal

Set on a prominent corner position in a highly convenient area of Kendal town, this well presented and renovated end terrace home offers flexible three or four bedroom accommodation. Ideally located within walking distance of the town centre, a range of local amenities and excellent transport links, the property also provides easy access to the M6 motorway and the Lake District National Park. Having undergone a programme of modernisation, including updated plumbing and electrics, the home offers a stylish and versatile living space suited to a variety of buyers.

The accommodation is arranged over two floors and offers flexibility to suit individual needs. To the ground floor, there is a bright and spacious living room, a modern fitted kitchen with space for appliances and breakfast bar and a separate dining room which is currently utilised as a fourth bedroom. Upstairs, there are three well proportioned double bedrooms, along with a contemporary bathroom and a separate shower room, providing added convenience for family living or guests.

Externally, the property benefits from an enclosed yard, offering space for storage and the home also enjoys a small frontage with mature planting. While there is no private parking, on street parking is available nearby, with convenient access for unloading.

A versatile and well located home, ideal for those seeking a ready to move into property within easy reach of Kendal town centre and surrounding countryside. The property is offered for sale with no upper chain and early viewing is recommended to appreciate the flexibility and location on offer.

EPC Rating D. COUNCIL TAX: Currently Band C.

- Renovated, period end terrace home in a highly convenient Kendal location
- Flexible layout offering three or four bedrooms across two floors
- Stylish modern kitchen with space for appliances and breakfast bar
- Ground floor fourth bedroom with potential to be a separate dining room
- Bright and spacious living room with excellent natural light
- Contemporary bathroom and additional shower room
- Fully updated with new plumbing, electrics and wired fire alarm system
- Enclosed yard ideal for storage and patio seating area to the front
- Positioned within easy reach of Kendal town centre, shops and amenities
- Excellent transport links with access to the M6 motorway and the Lake District National Park

DIRECTIONS: From Stricklandgate heading out of Kendal continue straight on through the traffic lights on to Windermere Road and number 45 is located on the right just before the turning for Green Road.

WHAT3WORDS:bugs.grand.valley

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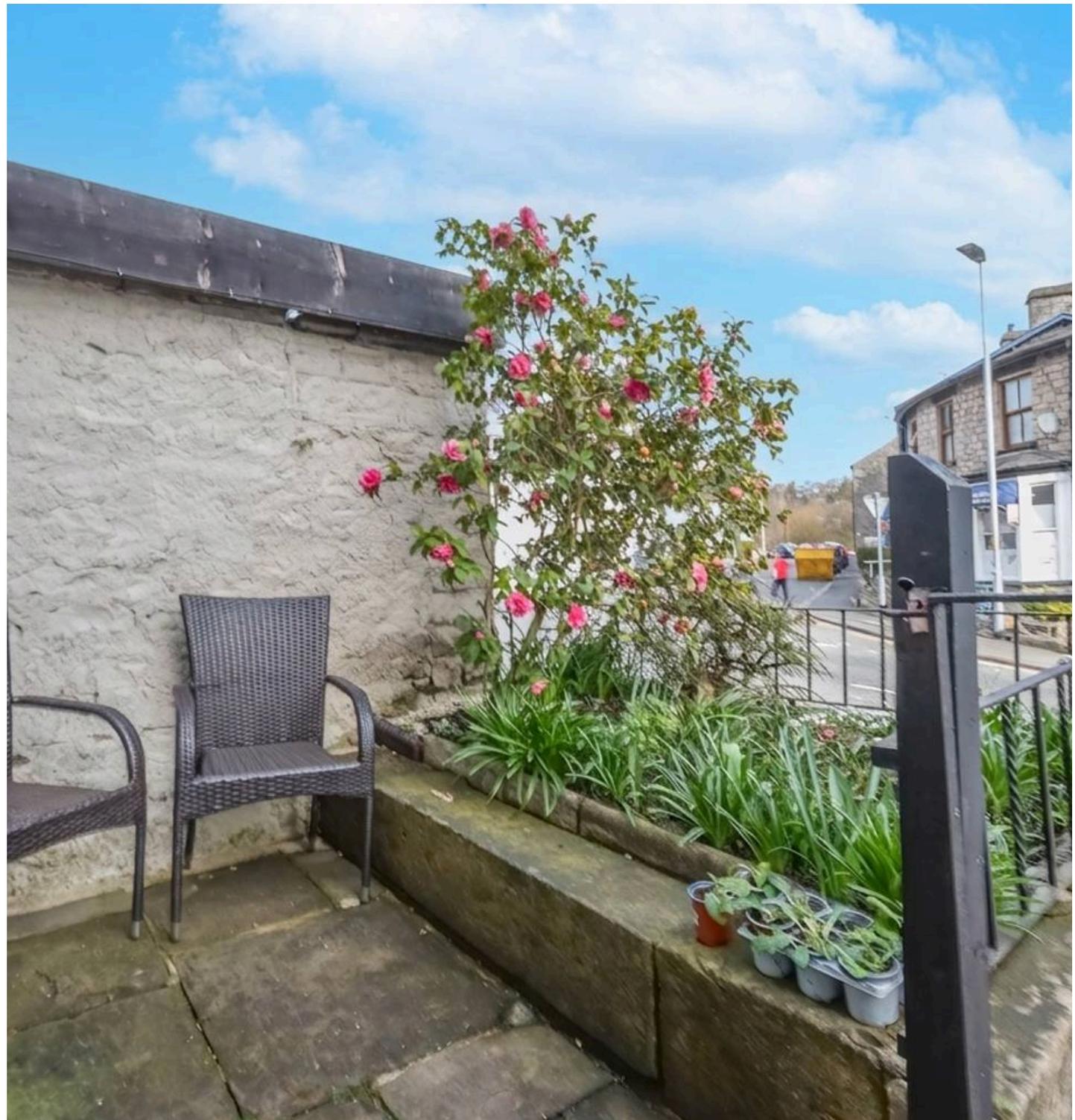
TENURE: FREEHOLD

SERVICES

Mains electric, gas ,water and drainage.

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.





ENTRY

3' 1" x 3' 0" (0.93m x 0.92m)

LIVING ROOM

11' 5" x 14' 8" (3.49m x 4.48m)

KITCHEN

12' 11" x 12' 5" (3.94m x 3.79m)

BEDROOM / DINING ROOM

11' 0" x 14' 8" (3.36m x 4.48m)

ENTRY

3' 7" x 2' 11" (1.09m x 0.89m)



LANDING

11' 9" x 3' 2" (3.57m x 0.97m)

BEDROOM

11' 5" x 11' 2" (3.48m x 3.41m)

BEDROOM

8' 7" x 11' 1" (2.61m x 3.37m)

BEDROOM

12' 10" x 8' 5" (3.90m x 2.57m)

BATHROOM

5' 5" x 9' 11" (1.66m x 3.03m)

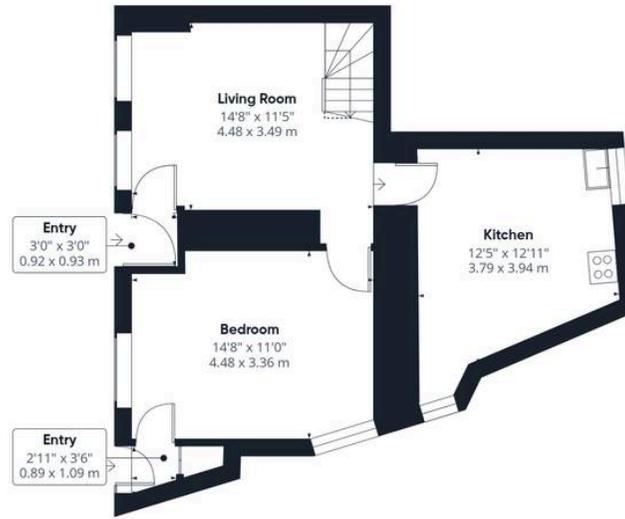
SHOWER ROOM

9' 5" x 4' 0" (2.86m x 1.21m)

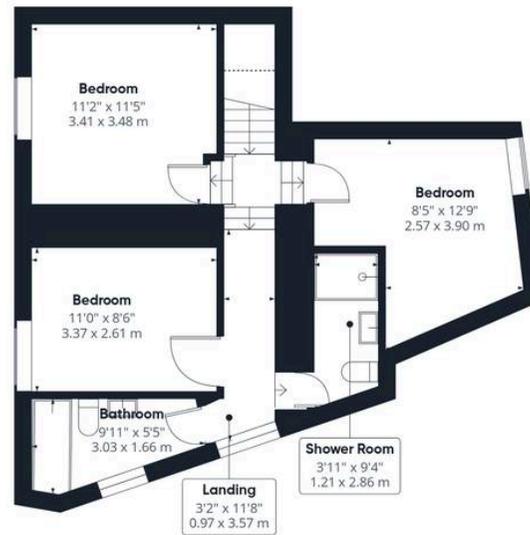








Ground Floor



Floor 1



Approximate total area⁽¹⁾

1009 ft²

93.8 m²

Reduced headroom

9 ft²

0.8 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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