



## Ann Street

Kendal, LA9 6AA

Guide Price £170,000



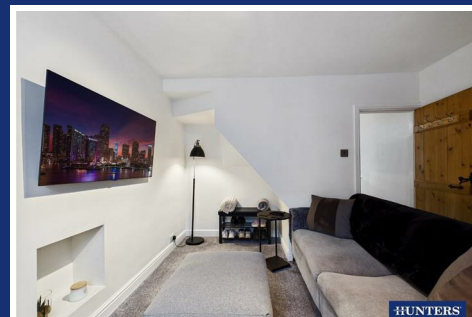
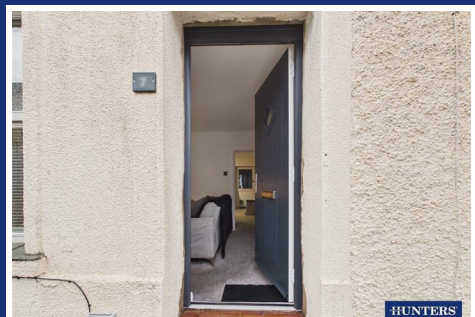
- One Bedroom Teraced Home
- Fully Modernised Internaly
- Modern Fitted Kitchen And Bathroom
- On Street Parking with Permits
- Double Glazing

- Additonal Occasional Room/Office
- Walking Distance To Town Centre
- Ideal For First Time Buyers or Investors
- Gas Central Heating
- Council Tax Band A

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Immaculately presented one-bedroom and upstairs office terraced home, situated on a popular street within walking distance of the town centre. There is a second occasional room, suitable for an office, dressing room, or for short stays. This property is ideally suited to first-time buyers or investors seeking a modern home ready to move into or let out.

The property comprises a cosy living room, modern fitted kitchen and bathroom, one bedroom, and an additional office room, ideal for those working from home. Externally, there is a private shed, providing useful outdoor storage space.

Ann Street enjoys a convenient central Kendal position, ideal for those seeking a home within easy reach of the town centre. The location offers excellent access to a wide range of shops, cafés, leisure facilities and transport links, including Oxenholme railway station for direct services to places including London, Glasgow, Edinburgh and Manchester. Kendal is also well served by local bus services across South Lakeland and wider Cumbria.

While Westmorland General Hospital and Kendal Leisure Centre further enhance the area's practicality for day-to-day living. Families are also well served by schooling in the wider Kendal area, including St Mark's CofE Primary School and Queen Katherine School, subject of course to catchment and admission criteria.

### Entrance

On entering the property, you are welcomed into a cosy living room with space for coats and shoes.

### Living Room

The living room enjoys a cosy atmosphere with a modern finish, making it both stylish and inviting. There is a window looking out onto the front elevation of the property bringing in natural light and a fitted storage cupboard offering practical additional storage.

### Kitchen

The kitchen is fitted with a modern range of white wall, base and drawer units, complemented by a fitted oven, four-ring electric hob and extractor fan with white tiled splashbacks. There is also plumbing for a washing machine and tumble dryer, along with space for a small dining table and chairs, providing an area to enjoy meals.

### First-Floor Landing

Accessed from the stairs rising from the hallway and providing access to all the first floor accommodation.

### Bedroom

The bedroom is a generously sized room, offering space for a double bed, bedside drawers and additional wardrobe storage. A window looking out onto the front elevation allows natural light into the room, creating a bright and comfortable feel.

### Bathroom

The bathroom is a modern fitted room complimented by tiled flooring and a white three-piece suite, comprising a WC, a wash-hand basin set above a useful vanity unit, and a bath with a shower head over.

### Office Room

There is an additional room which would be ideal as a home office for those working from home, or alternatively as a dressing room providing useful extra storage space.

### Garden Outhouse

Stepping out through the rear door, you enter a patio hallway, from which the garden outhouse can be accessed to the left, providing useful and practical additional storage.

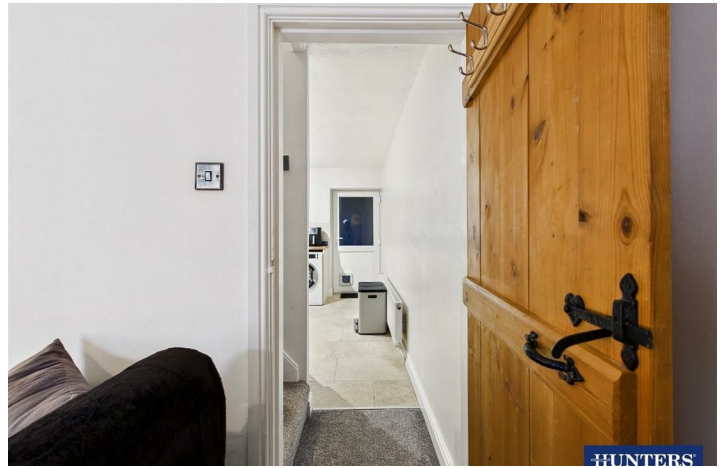
### Parking

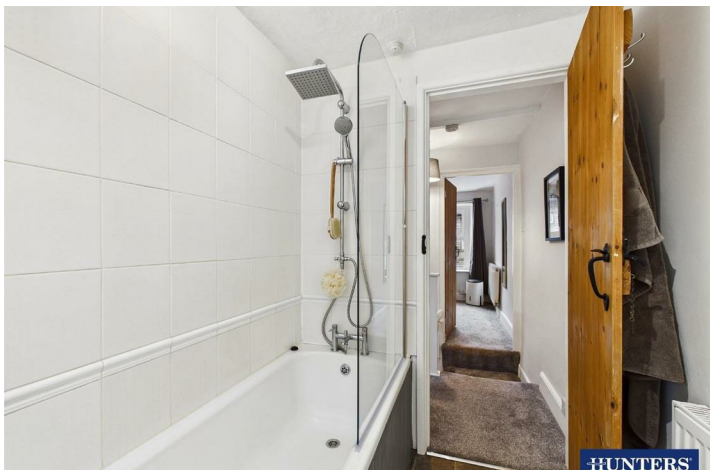
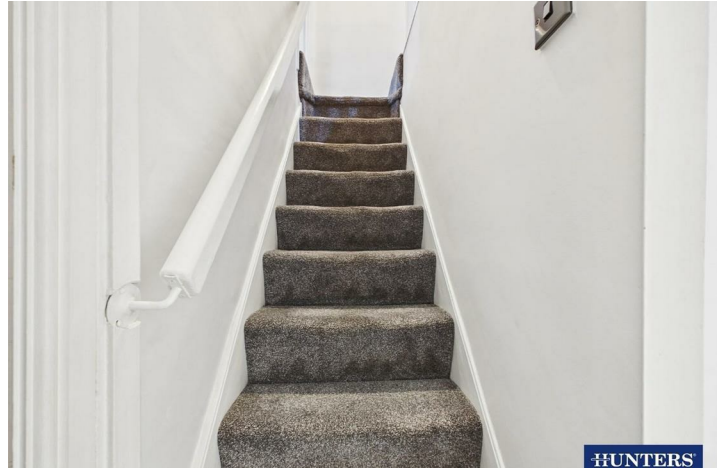
There is on-street parking where you receive a permit and visitors permit for the property.

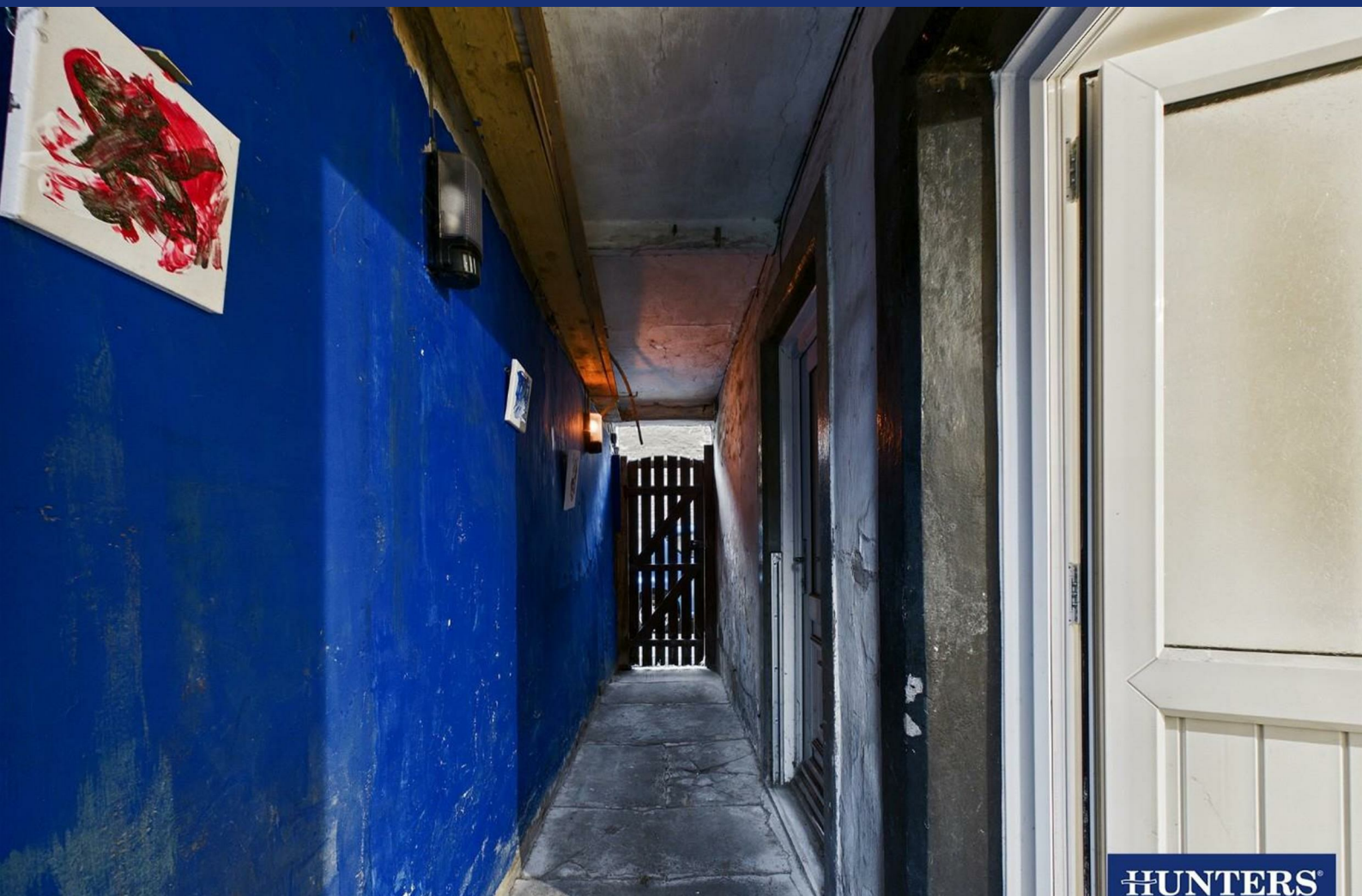
### AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

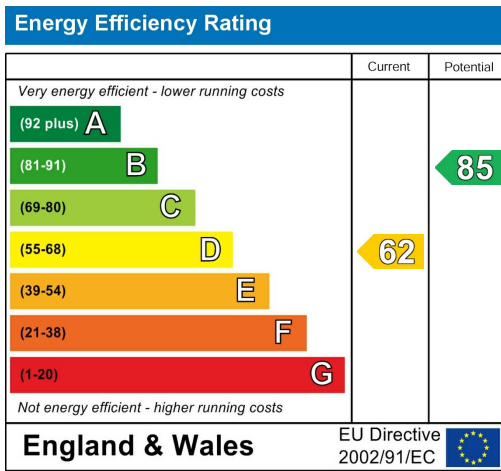
# Floorplan







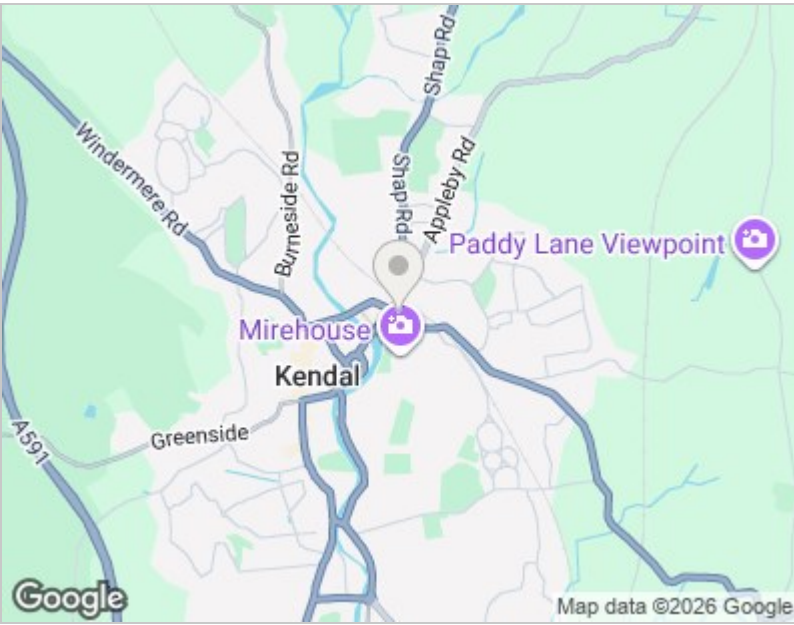
### Energy Efficiency Graph



### Viewing

Please contact our Hunters Kendal Office on 01539 816399 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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