



## Windermere Road

Kendal, LA9 4QJ

Guide Price £155,000



- One Bedroom, End Terrace Cottage
- Cosy Living Room with Open Fire and Plenty of Natural Light
- Bedroom is a Large Double
- Double Glazing
- No Onward Chain
- Modern Fitted Kitchen and Traditional Bathroom
- First Floor Bedroom and Bathroom
- Gas Central Heating
- Furniture is Available by Negotiation
- Council Tax Band A

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A charming one-bedroom end terrace home, with a a cottagey feel, good sized rooms, modern kitchen and quality bathroom. Well positioned at the lower end of Windermere Road, it is just a short stroll into Kendal's vibrant town centre with it's many amenities. The property is ideally suited to first-time buyers, potential investors, and second home owners.

The accommodation comprises of; spacious living room with space for dining, and a modern fitted kitchen to the ground floor and a double bedroom and traditional bathroom to the first floor. There is a space to the rear for sitting out of an evening, and a useful brick built storage shed.

The cottage comes with the benefits of double glazing and gas central heating, and it is offered without a forward chain so could be a quick purchase. With a Council Tax Band rating of A, this makes the home affordable on an ongoing basis.

Located on the edge of Kendal town centre, and within easy reach of local shops, bars, cafes and restaurants. Kendal is known as the gateway to the Lakes, and as the Windermere Road name suggests, the National Park is close by with Windermere reachable by car within 20 minutes. Kendal has its own railway station which connects with the main West Coast line at Oxenholme. And there are easy motorway connections at junction 36 and 37 if the M6.

The property has been used as a second home, and as such the furniture could be bought as part of the sale - ideal for first-time buyers. With a wealth of traditional features like the original doors and window seats. Take the online virtual tour and then arrange to view with Hunters.

## Living Room

You enter the property through the front door leading into the living room, which is a spacious and welcoming area, with plenty of natural light from the the window to the front elevation and a smaller window to the side. The open fire, complete with a slate surround, creates a warm, cosy atmosphere, perfect for relaxing evenings. There is space for a sofa and chairs, television table and dining table and chairs. The current owners have made use of the property as a second home, and as such there is the opportunity to buy most of the furniture with the sale, with the benefit of having items bought to fit and complement the space. A useful storage cupboard in the understairs area provides plenty of space for storing away shoes, coats, hoovers and other household items, and from the living room you can access the kitchen and the stairs rising to the first floor.

## Kitchen

The kitchen has been designed thoughtfully to fully utilise the available space and has a range of white cabinets with contrasting work surfaces over. The splashbacks are tiled with a white metro tile and integrated appliances include a ceramic hob, electric oven, freestanding slimline dishwasher, fridge with freezer compartment, and a stainless steel sink and drainer. There is also under counter space and plumbing for a washing machine. A side door leads out the to rear of the property where there is a shared yard and private outbuilding.

## First Floor Landing

Accessed via the turning staircase rising from the living room and providing access to the bedroom and the bathroom and a useful storage cupboard for linen and other items.

## Bedroom

This is a generously sized double bedroom with a natural light spilling in from the window to the front elevation enjoys open views towards the Howgills and benefits from excellent natural light.. Room for a wardrobe and a chest of draws.

## Bathroom

A stylish bathroom presented in the traditional style with a free standing claw foot roll top bathtub, pedestal wash-hand basin, and a WC with space saving concealed cistern. There is a shower above the bath with thermostatic valve and a glass shower screen, a window for natural light with privacy glass, and the splash elevations are covered with a white metro tile.

## Rear Yard and Outbuilding

Accessed from the kitchen, there is a shared yard area with the neighbouring properties, with number 12 having a private area for sitting out of an evening and a brick built storage shed for items such as bikes, prams and other general items.

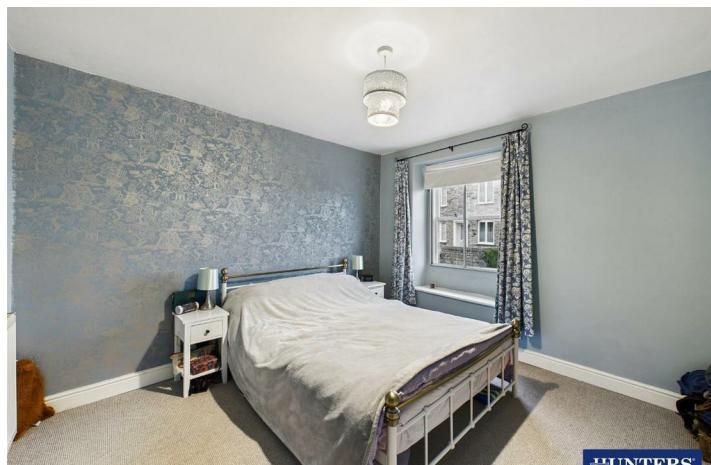
## Parking

Properties in this part of Windermere Road do not qualify for parking permits, however there generally good availability of off-road parking across the street on Caroline Street, Green Road and Kendal Green. For dropping off shopping and bulkier items, the pavement immediately outside the house is wide enough to enable a car to pull up safely without holding up the flow of traffic on Windermere Road.

## 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





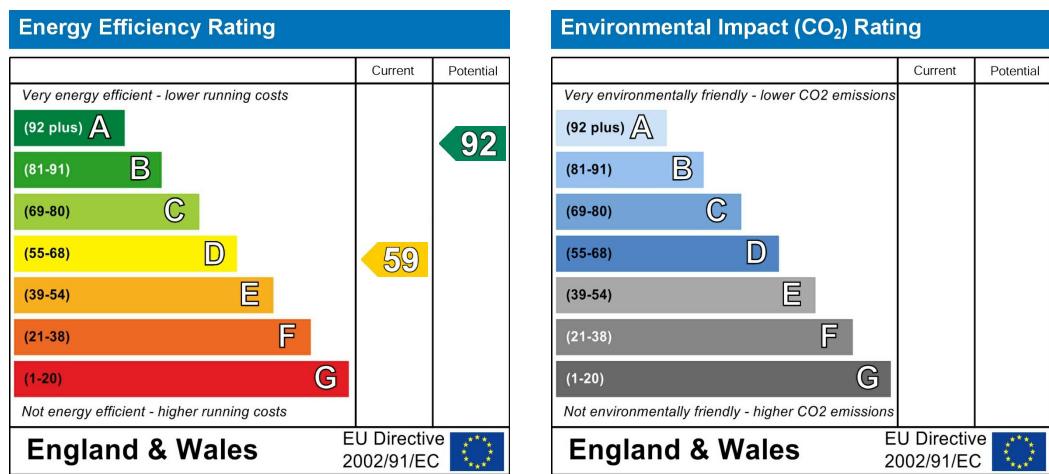
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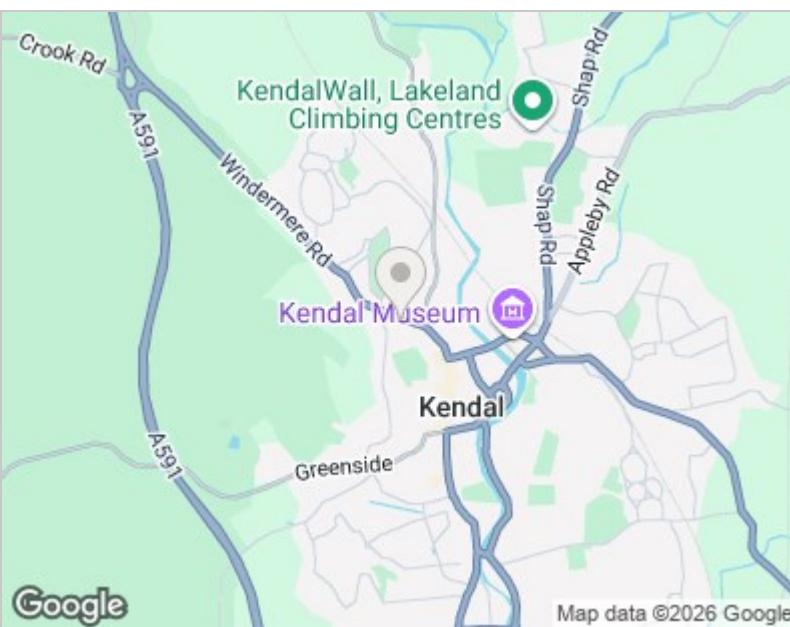
## Energy Efficiency Graph



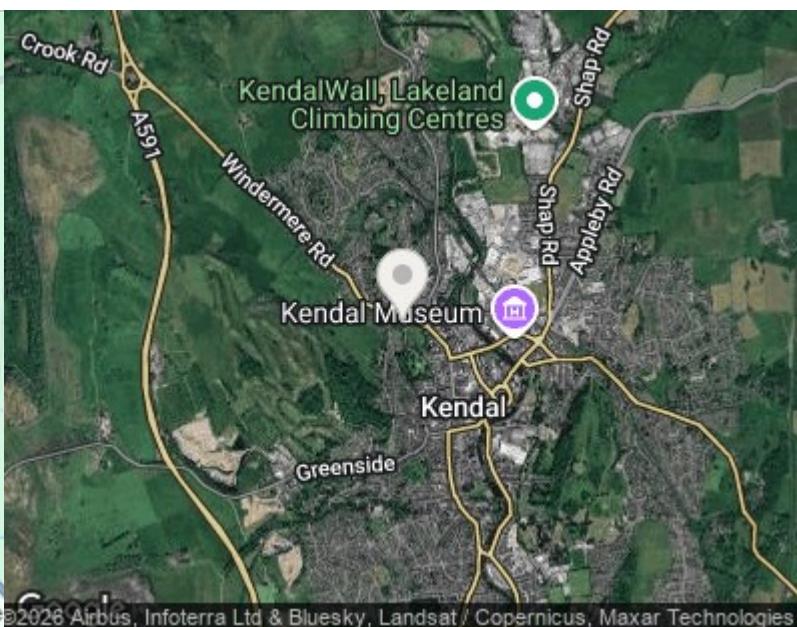
## Viewing

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



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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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