



## Nether Street

Kendal, LA9 7DS

Offers In The Region Of £267,500



- Three Bed End Terraced
- Spacious Accommodation Over Three Floors
- Master Bedroom Ensuite
- Traditional Style Bathroom
- On Street Parking with Two Permits

- Located just off the Town Centre
- Open Plan Living and Dining Room
- All Bedrooms are Large Doubles
- Double Glazed and Gas Central Heating
- Council Tax Band C

# Nether Street

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This spacious, three bed end terraced house is located just off the town centre, perfectly located to enjoy all of Kendal's local amenities, and yet tucked away on a quiet no-through road street with two parking permits included with the property. Inside you will find a vibrant interior, full of life and fun and with plenty of space for a first-time buying couple or those with a younger family.

The accommodation comprises of an entrance hall, dining room, living room, kitchen, three double bedrooms, with the master being ensuite, an a family bathroom. Outside there is a secure rear yard with a pergola seating area, and parking is on street with a resident and a visitor parking permit available.

Nether Street enjoys a great position within Kendal, well placed for access to the town centre and its broad range of everyday amenities, including shops, cafés, restaurants and local services, making it an appealing location for day-to-day living. The location is attractive for families, with well-regarded schooling within the wider Kendal area and Kirkbie Kendal School situated particularly close to Nether Street, while Queen Katherine School is also within easy reach.

For those needing to travel further afield, Kendal railway station provides a quick connection to Oxenholme Lake District, with journeys taking around five minutes on average, and from Oxenholme there are West Coast Main Line services for wider regional and national travel. Road links are equally strong with Junction 36 of the M6 accessible from Kendal in around 10 minutes, further enhancing the area's connectivity

### Entrance Hall

You enter through a composite door and step into the hallway. Here you will find a place to hang coats and kick off shoes, and access to the dining room and the stairs rising to the first floor.

### Dining Room

The dining and living rooms are open plan to one another, separated by an arch. The main feature in the dining space is a recessed brick lined hearth, currently housing an electric heater but ideal for a wood burner, subject to inspection of the chimney and an adequate flue. There is plenty of space for a family sized dining table and natural light comes from the window to the rear elevation.

### Living Room

With an attractive cast iron fireplace with ornate tile surround and two sash style windows to the front elevation. This spacious area has room for a sofa and chairs and links seamlessly with the dining room.

### Kitchen

Accessed from the dining room and being fitted with a range of cabinets at wall and base level and with contrasting work surfaces over. Metro tiles line the splash areas and integral appliances include a four-ring gas hob with a chimney style extractor over and electric oven and a ceramic sink and drainer. There is space for a tall fridge freezer and plumbing for a washing machine. Light floods in from the window to the rear elevation and there is an external side door leading outside.

### First Floor Landing

Accessed via the stairs rising from the entrance hall and providing access to bedrooms one, two and the family bathroom. You will also find a useful storage cupboard.

### Bedroom One

A large double room fitted out as a children's bedroom by the current owners with a fabulous hand made platform bed with ladder access and storage and games room space under. There is a window to the rear elevation for natural light.

### Bedroom Two

A lovely room with plenty of character. Wooden double glazed sash windows to the front elevation allow natural light in and internally there is plenty of space for a double bed, wardrobes and chest of drawers.

### Ensuite

The ensuite has a shower cubicle with a thermostatic valve control has modern patterned shower panels and there is a pedestal wash hand basin with metro tile splashbacks and a low level WC. An opaque window to the front elevation allows for natural light and there is an extractor fan.

### Bathroom

The family bathroom located on the first floor and has a traditional styling with a bath with tongue and groove side panel, a pedestal wash-hand basin and a low level WC. Tongue and groove panelling to the dado level extends to the splash areas and there is a large storage cupboard that also houses the gas fired boiler. An opaque window to the rear elevation provides light and there is an extractor fan.

### Bedroom Three

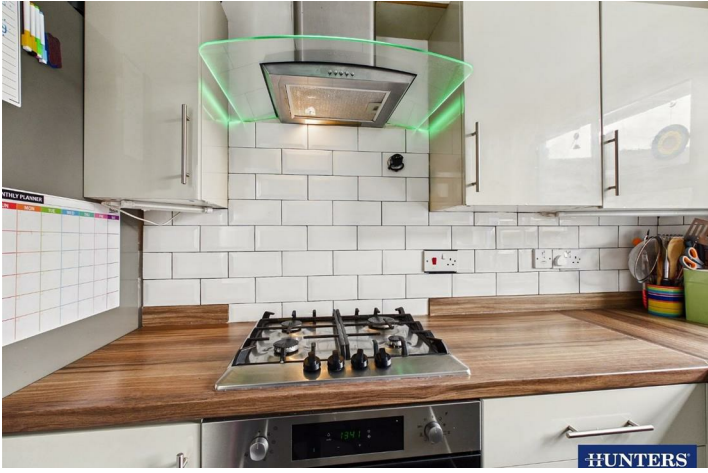
Climbing to the second floor you come to the final bedroom which is a large space with two skylight windows and deep storage areas in the eaves.

### Rear Yard

Outside to the rear is a well cared for yard, fully secure and with a side gate for access. The whole area is flagged and to the far end a wooden pergola and seating area for enjoying the evening sun.

# Floorplan





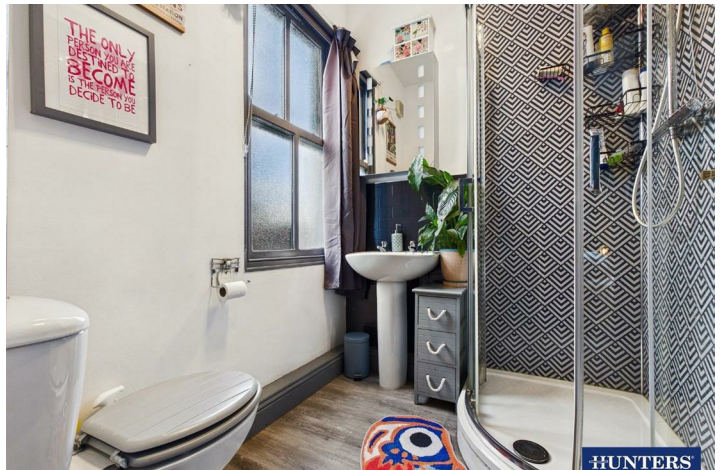
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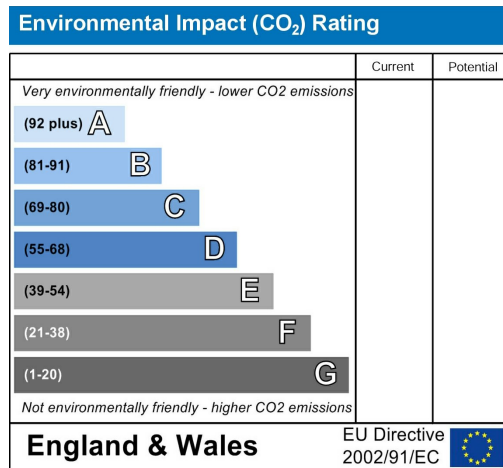
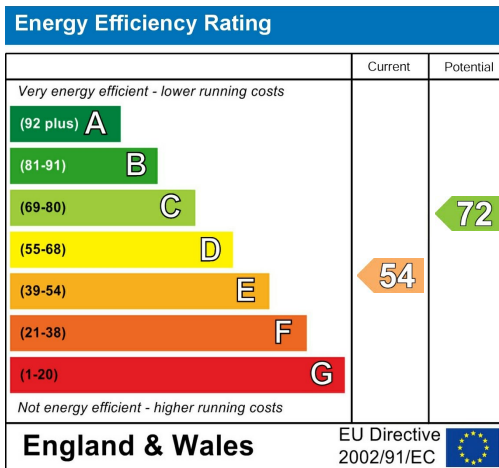


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### Energy Efficiency Graph



### 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





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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