

## Sandes Avenue

Kendal, LA9 4SG

Guide Price £140,000



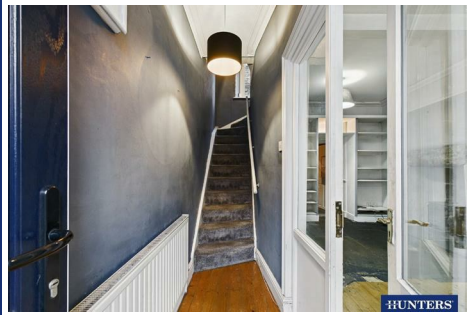
- No Chain
- Freehold
- Terraced Home
- Renovation Type Property

- Two Double Bedrooms
- Council Tax Band B
- Spacious Accommodation Over Three Floors

# Sandes Avenue

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Located in the market town of Kendal, this traditional mid-terraced property is offered with no onward chain, making it an ideal investment opportunity. Naturally bright and benefiting from high ceilings, the accommodation is arranged over three floors and offers clear scope for refurbishment and value enhancement. The property comprises a cosy lounge with an open fireplace, a good-sized kitchen diner, two double bedrooms, and a garden. Well positioned for local amenities and transport links, the property is well suited for resale or rental in a strong and consistently popular market.

just minutes from Kendal's bustling town centre, the property enjoys easy access to a fantastic range of independent shops, cafés, restaurants and everyday amenities. Known for its vibrant atmosphere, historic architecture and beautiful riverside walks, Kendal offers everything from cultural attractions to convenient retail options, making this location both practical and highly desirable.

### Entrance Hallway

Upon entering the property, you are welcomed into a hallway featuring exposed timber floorboards. Glazed doors to the right lead into the reception room, while the hallway also offers space to incorporate discreet storage for coats and shoes, keeping the area neat and clutter-free.

### Reception Room

Accessed from the entrance hallway, the generously proportioned reception room offers a comfortable and versatile living space. The room features a built-in storage cupboard alongside open shelving, providing both practical storage and display options. A charming multi-fuel fireplace, set on a tiled hearth, acts as a focal point and adds warmth and character, creating a cosy and welcoming atmosphere ideal for relaxing or entertaining, there is a large window looking out onto the front elevation of the property bringing in natural light into the room.

### Kitchen

Accessed from the reception room, the kitchen is well appointed with a range of fitted storage cupboards and a practical three-sided worktop layout. This incorporates a one-and-a-half bowl sink with drainer and mixer tap, along with a four-ring gas hob. Integrated appliances include an electric double oven with grill and a dishwasher, while additional space is provided for an upright fridge freezer and plumbing for a washing machine, making the kitchen both functional and well suited to everyday living. There is additional storage space which is a small pantry.

### Bedroom One

Accessed from the first-floor landing, Bedroom One is a well-proportioned double room featuring two windows overlooking the front elevation, allowing an abundance of natural light to fill the space. The room comfortably accommodates a double bed and benefits from ample space for a wardrobe and additional storage cupboards, making it both bright and practical.

### Bedroom Two

Accessed on the third floor, Bedroom Two is a well-proportioned double room featuring two skylight windows that flood the space with natural light. The room benefits from timber flooring and offers ample space for a double bed along with chest of drawers for storage, creating a bright and comfortable sleeping area.

### Bathroom

Accessed from the first-floor landing, the bathroom is fitted with a bath featuring a wall-mounted shower, along with a WC and pedestal wash basin, providing a functional and well-arranged space for everyday use.

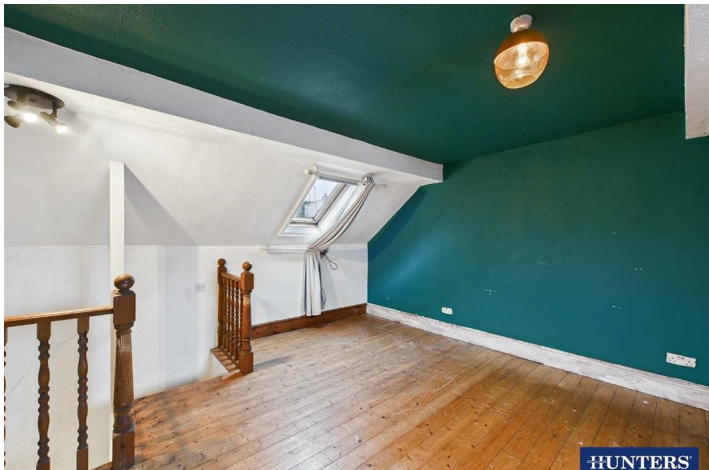
### Garden

To the rear of the property is an enclosed, flagged courtyard garden which offers excellent potential but does require some improvement. The space provides room for garden furniture, potted plants and a shed for additional storage, making it a versatile outdoor area that could be transformed to suit a variety of needs.

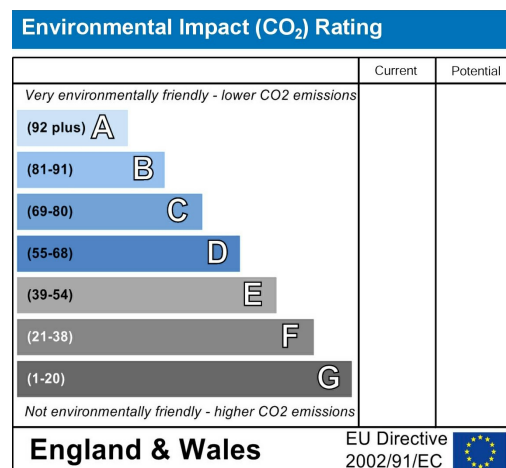
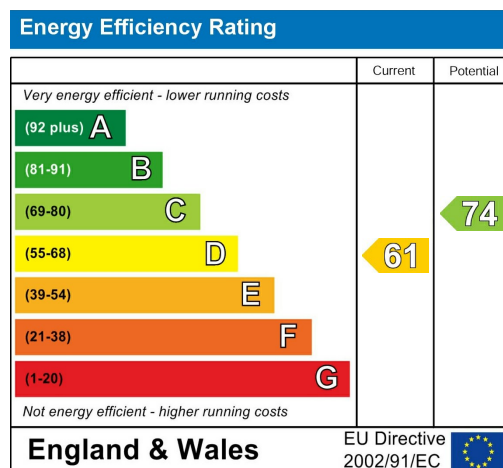


Floorplan





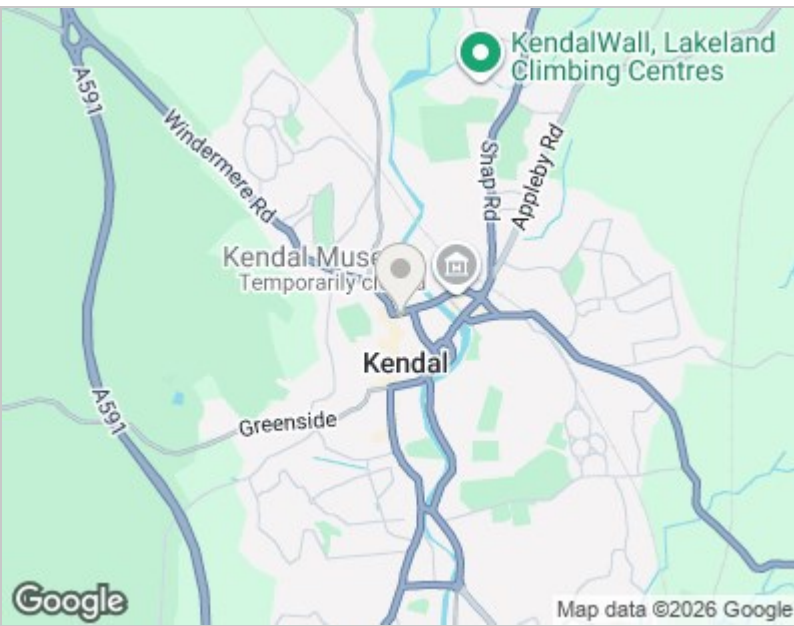
## Energy Efficiency Graph



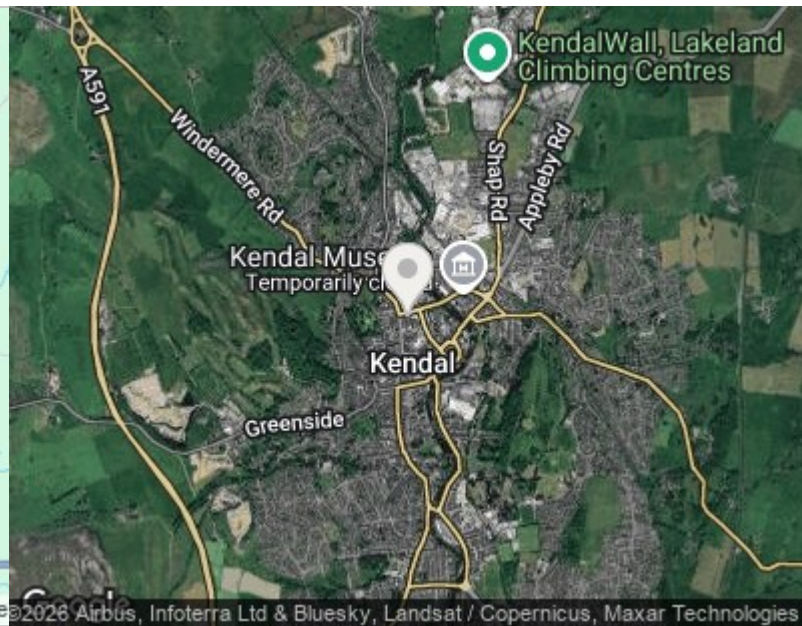
## Viewing

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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