



33 Aynam Road, Kendal
£385,000



33 Aynam Road

Kendal, Kendal

A character filled, substantial Victorian terraced house centrally located within the market town of Kendal offering easy access to all the local amenities, schools together with road links to the M6 motorway. There are pleasant views across the River Kent toward Abbot Hall and the Parish Church.

The well presented accommodation which has been renovated to a high standard by the owners briefly comprises entrance hall, sitting room with wood burning fireplace, modern kitchen and a double bedroom to the ground floor. The first floor offers three double bedrooms all with working fireplaces, family bathroom and a separate cloakroom with a further two double bedrooms with great views of the river Kent to the second floor. The cellar could also be converted into an extra living space with it having a bathroom, cloakroom and two spacious rooms. The property benefits gas central heating.

Outside there is an enclosed garden to the rear and a garden to the front. Permit parking on Parr Street, with parking permitted on Aynam Road between the hours of 6pm and 8am as it is a single yellow line road.

- Traditional terraced house
- Spacious cellar
- Sitting room with views out across the river
- Modern kitchen
- Gardens to the front and rear
- Six double bedrooms
- Easy access to town centre
- Two bathrooms
- Permit parking

Leave Kendal centre following the one way system South along Aynam Road with the River Kent on your right, pass Queen Katherine Street and Parr Street and number 33 is located on the left looking out towards Abbot Hall.

WHAT3WORDS:high.give.follows

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E





LOWER GROUND FLOOR

STORE

14' 2" x 12' 7" (4.31m x 3.84m)

STORE

11' 9" x 10' 9" (3.59m x 3.27m)

BATHROOM

11' 3" x 6' 11" (3.44m x 2.12m)

CLOAKROOM

5' 5" x 3' 6" (1.64m x 1.06m)

HALLWAY

17' 6" x 6' 3" (5.34m x 1.91m)

GROUND FLOOR

ENTRANCE HALL

4' 6" x 4' 2" (1.37m x 1.28m)

SITTING ROOM

14' 2" x 13' 0" (4.33m x 3.96m)

KITCHEN

12' 0" x 11' 7" (3.67m x 3.54m)

BEDROOM

12' 4" x 11' 9" (3.76m x 3.59m)

HALLWAY

12' 2" x 5' 10" (3.72m x 1.79m)



SECOND FLOOR

BEDROOM

20' 6" x 11' 7" (6.25m x 3.53m)

BEDROOM

12' 8" x 12' 1" (3.85m x 3.69m)

LANDING

12' 0" x 11' 8" (3.66m x 3.55m)

SERVICES

All mains services









33 Aynam Road, Kendal
 Total Area: 199.2 m² ... 2145 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.
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