



# Kendal

£145,000

32 Ann Street, Kendal, Cumbria, LA9 6AA

Nestled within walking distance of Kendal town, this delightful two-bedroom mid-terraced stone-built cottage offers a perfect blend of traditional charm and modern convenience. The ground floor offers a cosy open plan kitchen/living space. Upstairs, you will find one bedroom a study and a house bathroom.

Ideal for first-time buyers, small families, or those looking to rent the property out. With no upward chain the home is ready for you to move in and enjoy immediately.

## Quick Overview

Mid terrace stone built property

Open plan kitchen/living room

One bedroom

No upward chain

Convenient location for Kendal town

Ideal first home or buy to let investment

Openreach broadband available

Permit on street parking



1



1



1



C



Openreach  
Broadband



Permit  
Parking

Property Reference: K6930



Open plan Kitchen/Living Room



Open plan Kitchen/Living Room



Open plan Kitchen/Living Room



Open plan Kitchen/Living Room

### Property Overview

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Outside, with access from the open plan Kitchen/Living room the property benefits from pedestrian access over the common yard at the rear adjoining No. 26, 25, 30 and 34 Ann Street and for the drying of clothes. There is a gated alleyway giving shared access from the street to the rear yard.

### Accommodation (with approximate dimensions)

#### Ground Floor:

Open plan Kitchen/Living area  
18' 0" x 10' 9" (5.50m x 3.29m)

#### First Floor:

##### Landing

##### Bedroom One

10' 11" x 6' 11" (3.35m x 2.11m)

##### Study

10' 11" x 4' 3" (3.33m x 1.30m)

##### House Bathroom

#### Parking:

On street permit parking nearby.

### What3words Location & Directions:

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### Services:

The property is connected to mains electricity, water and drainage. Having electric heaters.

### Council Tax:

Westmorland and Furness - Band B

### Tenure:

Freehold.

### Viewings:

Strictly by appointment with Hackney & Leigh Ambleside Office.

### Energy Performance Certificate:

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Bedroom One



Study



Study

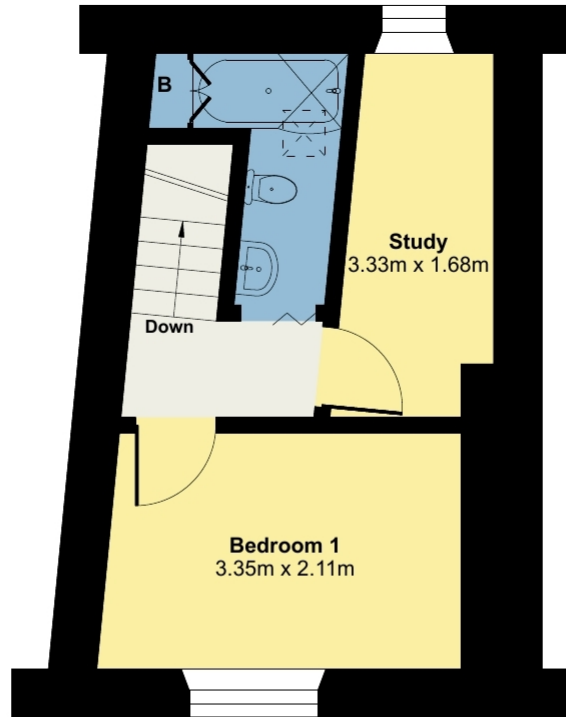


House Bathroom

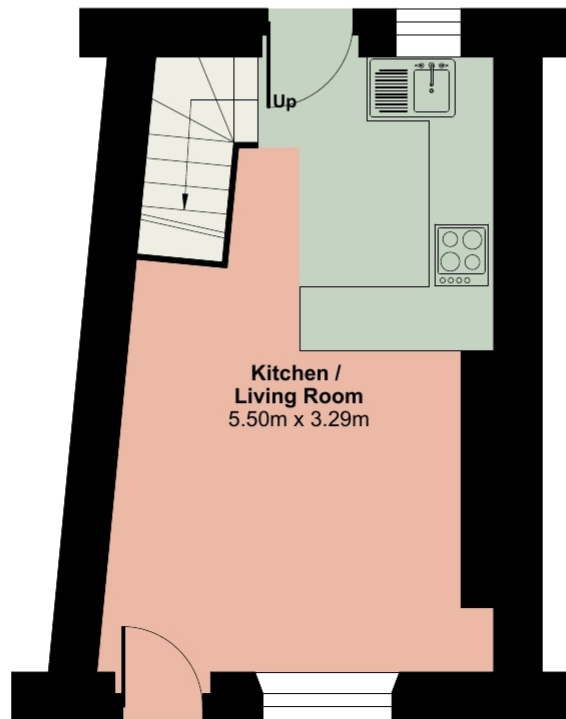
# Ann Street, Kendal, LA9

Approximate Area = 438 sq ft / 40.6 sq m

For identification only - Not to scale



**FIRST FLOOR**



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1181331

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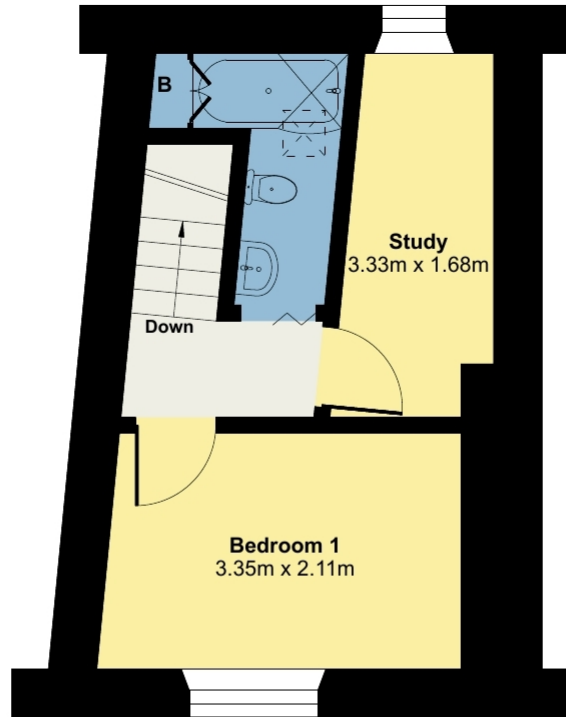


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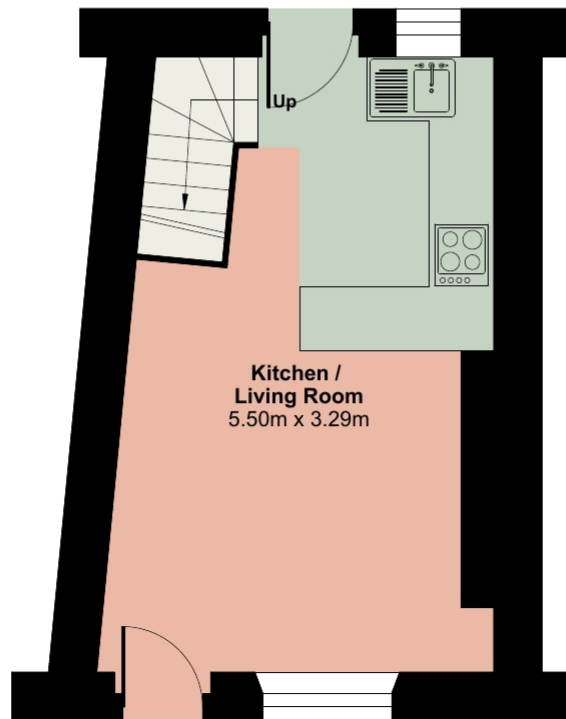
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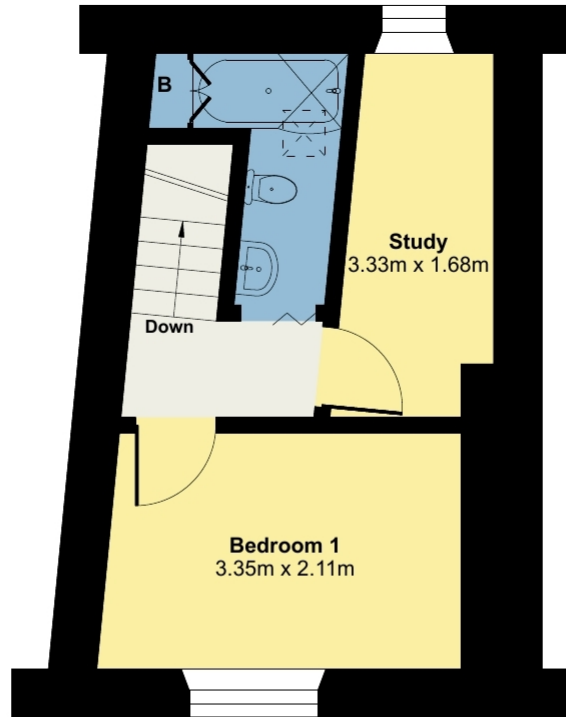


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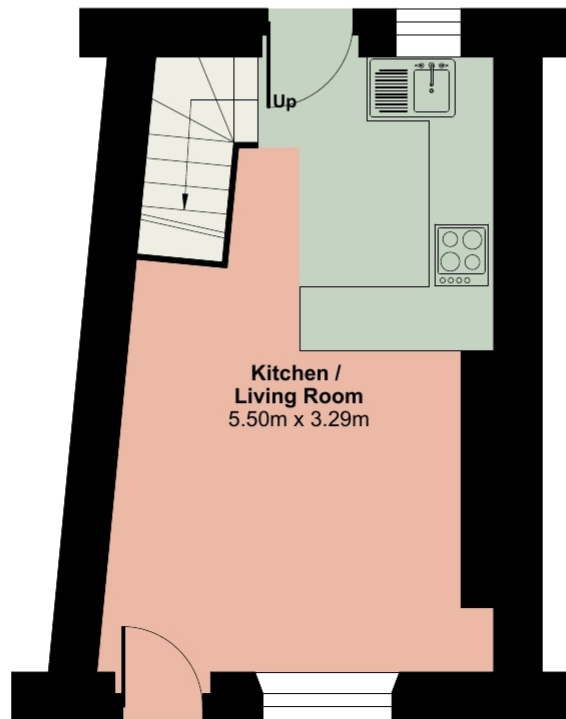
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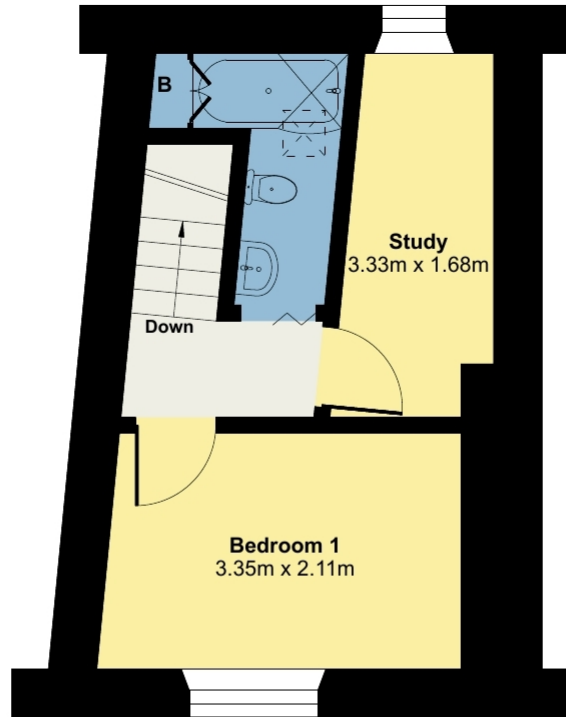


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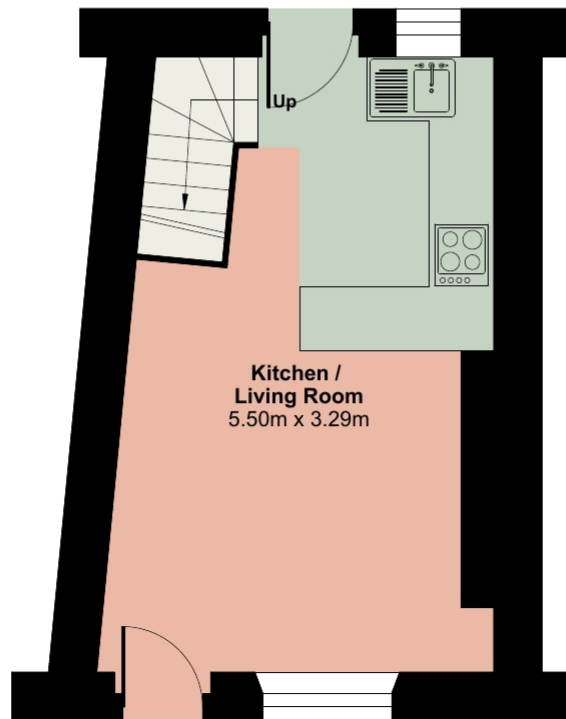
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