



## Kendal

£250,000

22 Serpentine Road, Kendal, Cumbria, LA9 4PD

Standing in an elevated position high above the town this splendid stone and slate mid terraced Victorian house offers the new owners a warm and inviting home of character together with panoramic views from the front across the town to Benson Knott and the distant fells. The property is a short walk from the town centre with easy access to Serpentine Woods and the fells from the rear.

Now in need of updating and improving allowing the new owner the opportunity to alter the current layout into a home that suits their own requirements, this property would suit a range of buyers including those looking for their first home. The current accommodation offers two bedrooms, bathroom, a sitting room, living/dining room and fitted kitchen. The property is being offered for sale with no upward chain and vacant possession on completion.

### Quick Overview

- Mid terraced stone built Victorian house
- Elevated position in historic residential area
- Convenient location close to schools & shops
- Sitting room, Living/dining room & fitted kitchen
- Two bedrooms & bathroom
- Front and rear gardens
- On street parking
- Early viewing recommended
- No upward chain
- Openreach & Fibribus broadband available



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Openreach &  
Fibribus



On Street  
Parking

Property Reference: K6923



Sitting Room



Living/dining room



Fitted Kitchen



Bedroom One

**Property Overview:** Located in one of Kendal's conservation areas, 22 Serpentine Road enjoys an enviable position that combines tranquillity with convenience. Set in one of the town's most desirable and historic residential areas, this property is just a short stroll from Kendal's bustling town centre, offering easy access to a variety of shops, restaurants and local amenities. The area is well-served by excellent transport links, making it ideal for commuters. Surrounded by the stunning landscapes of the Lake District, this location provides the perfect balance of urban living and natural beauty.

Step through the front door into the entrance hall, where you'll find stairs leading to the first floor and access to both the sitting room and the spacious living/dining room.

The sitting room enjoys impressive, extensive views across the town and beyond to the distant fells. Featuring an attractive open fireplace with a tiled inset and hearth, the room is further enhanced by two original arched fireside alcoves complete with shelving. There is a feature stained glass window connecting the sitting room and the hall.

Step into the spacious living/dining room, featuring a wall-mounted coal effect gas fire. This versatile space includes a useful under stairs storage cupboard and a window with an aspect to the rear. A panelled door with feature glass connects the room to the fitted kitchen.

The kitchen is fitted with a range of wall and base units with complementary working surfaces with inset sink and drainer and coordinating part tiled walls and tiled floor. Integrated Indesit oven with four ring gas hob and extractor over, space for fridge freezer and plumbing for washing machine. Door leading to the rear garden.

Heading to the first floor landing, you'll find a ladder leading to the loft space, which is boarded and features two Velux roof lights. This landing also provides access to both bedrooms and the bathroom.

Bedroom One is a spacious double bedroom featuring two windows that offer a lovely aspect to the front, allowing you to enjoy the scenic views. This room also includes a useful built-in wardrobe. Bedroom two is a cosy single bedroom with a window that looks out to the rear.

The house bathroom features part tiled walls, a window and a radiator. It includes a three-piece suite with a panelled bath with shower over and shower screen, WC and wash hand basin. An airing cupboard, which houses the wall-mounted Vaillant boiler, provides additional storage with shelving for linen.

To the outside of the property, the front offers a small level area with a decorative stone and steps leading to the front

door. At the rear, a tiered garden spans three levels, featuring a patio area and planted flower beds and useful garden store with electric and timber shed on the top tier of the garden, with a gate providing access to Queens Road.

### Accommodation with approximate dimensions:

#### Ground Floor

#### Entrance Hall

#### Sitting Room

9' 0" x 8' 3" (2.75m x 2.54m)

#### Living/Dining Room

13' 8" x 10' 10" (4.17m x 3.31m)

#### Fitted kitchen

8' 2" x 8' 3" (2.49m x 2.54m)

#### First Floor

#### Landing

#### Bedroom One

12' 1" x 8' 10" (3.70m x 2.71m)

#### Bedroom Two ~

8' 0" x 6' 11" (2.46m x 2.13m)

#### Bathroom

#### Parking

 On street permit parking

**Services:** Mains gas, mains water, mains electricity and mains drainage

**Council Tax:** Westmorland & Furness Council - Band C

**What3Words Location & Directions:** ///belly.boil.models

The property can be found from Kendal town centre by proceeding up Allhallows Lane continuing onto Beast Banks. Take the right turning onto Queens Road and follow the road, passing the greens and then take the first right onto Serpentine Road. Number 22 is then found on the left hand side a short way down above road level.

**Energy Performance Certificate:** The full Energy Performance Certificate is available on our website and also at any of our offices.

**Viewing:** Strictly by appointment with Hackney & Leigh Kendal Office.

**Tenure:** Freehold



Bedroom Two



Bathroom



Rear Garden



Views

# Serpentine Road, Kendal, LA9

Approximate Area = 696 sq ft / 64.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄chem 2024. Produced for Hackney & Leigh. REF: 1177517

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