



Kendal

£235,000

97b Serpentine Road, Kendal, Cumbria, LA9 4PD

97b Serpentine Road is a beautifully presented maisonette situated on the ground and lower ground floors of a traditional terrace in the popular conservation area of Low Fellside, right in the heart of Kendal. This charming property is conveniently close to the town's vibrant array of restaurants, bars, and shops, offering easy access to all local amenities. The interior features a breakfast kitchen, a living room, two bedrooms and a modern bathroom.

Outside, the maisonette benefits from a beautifully landscaped garden at the front, which complements the fantastic panoramic views over Kendal. Residents can enjoy picturesque views of the Howgills, Benson Knott, Kendal Castle and the Helm in the distance. With its appealing combination of location, views, and versatile living space, this home is ideal for a variety of buyers, including first-time buyers, investors or those seeking a delightful second home.

Quick Overview

Beautifully presented maisonette

Laid over two floors

Modern breakfast kitchen

Living room with splendid views

Two bedrooms

Three piece suite bathroom

Picturesque views of the Howgills, Benson

Knott & many more!

Landscaped garden

Within walking distance to Kendal town

Ultrafast broadband available



2



1



1



C



Ultrafast



On street
parking

Property Reference: K6944



Living Room



Living Room



Breakfast Kitchen



1187887 (22)

Property Overview: Situated in Kendal's sought-after conservation area, 97b Serpentine Road offers a prime location that blends peaceful surroundings with exceptional convenience. Nestled within one of the town's most desirable and historic neighborhoods, the property is just a short walk from Kendal's vibrant town centre, with its wide array of shops, restaurants, and amenities. The area is well-connected by excellent transport links, making it ideal for commuters. With the breathtaking landscapes of the Lake District nearby, this location perfectly balances the charm of urban living with the beauty of nature.

This charming maisonette spans two floors, offering well-designed and functional living spaces. On the lower ground floor, you are welcomed into the breakfast kitchen, featuring a double-glazed sash window with stunning views. The kitchen is fitted with a range of base units with oak worktops and an inset Belfast sink, tiled splashbacks and a Rangemaster cooker. There is plumbing for a dishwasher, washing machine, and space for a tumble dryer and fridge freezer. An understairs cupboard houses the gas central heating boiler, while additional storage is provided in a fitted alcove cupboard.

Bedroom two is a good-sized room with a sash window and built-in storage cupboard.

The bathroom includes a modern three-piece suite in white, with a W.C, pedestal wash hand basin and a bath with a shower over, complemented by a heated towel radiator, tiled flooring and partial wall tiling.

Upstairs, the living room impresses with a double-glazed sash window offering breathtaking views across Kendal, along with a log burner.

Double doors open into the main bedroom, a spacious double room with fitted cupboards, overhead bed storage, shelving in the alcoves and a bay window that overlooks the front of the property.

The maisonette enjoys a terraced rear garden that has been beautifully landscaped by the current owner, featuring a lawn with planted borders and a patio area. A timber garden shed and wood store provide additional outdoor storage.

Accommodation with approximate dimensions:

Lower Ground Floor:

Kitchen/Dining Room

12' 0" x 12' 0" (3.68m x 3.66m)

Bedroom Two

14' 4" x 11' 1" (4.37m x 3.38m)

Bathroom

Ground Floor:

Living Room

12' 7" x 11' 3" (3.86m x 3.43m)

Bedroom One

14' 4" x 7' 1" (4.37m x 2.16m)

Parking: On-street permit parking.

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

Council Tax: Westmorland & Furness Council - Band B

Viewings: Strictly by appointment with Hackney & Leigh Kendal Office.

Tenure: Leasehold – Remainder of 999rs from August 2011.

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

What3Words Location & Directions: [///mini.sing.royal](https://www.what3words.com/mini.sing.royal)

From our Kendal office, head onto the A5284 (Windermere Road) and continue uphill. Take the first left onto Queens Road, followed by the first left onto Low Fellside. Then, turn right onto Serpentine Road. You will find 97B in the first row of terraced properties on the left. Access to the maisonette is via a rear lane that runs along the back of the terrace, accessible from both ends.

Thought from the owner: "I have thoroughly enjoyed the community spirit with this residential terrace"



Bedroom One



Bedroom Two



Bathroom



Views to the Lakeland Fells

Serpentine Road, Kendal, LA9

Approximate Area = 708 sq ft / 65.7 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). ©n|checon 2024.
Produced for Hackney & Leigh. REF: 1187887

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