



**HACKNEY
& LEIGH**

Sandes Avenue

£250,000

1 Archway House, Sandes Avenue, Kendal, LA9 4LL

Perfectly positioned just a short stroll from the heart of Kendal's vibrant town centre, 1 Archway House presents an exceptional opportunity to enjoy the best of town living. With artisan shops, welcoming cafes, well-regarded schools and the renowned Brewery Arts Centre all close at hand, as well as excellent transport links by both bus and rail; this is a home that combines practicality with lifestyle. Recently renovated to a high standard, the property is beautifully finished throughout and ready for its new owners to move in and enjoy.

Upon entering 1 Archway House, you're welcomed into a spacious and bright porchway, featuring an attractive timber entrance door with original fan light overhead. This characterful entrance sets the tone for the rest of the home, combining period charm with contemporary living. From the porch, you step into the inner hallway, where you'll find the ground floor cloakroom neatly tucked beneath the staircase-thoughtfully designed with tiled flooring, a WC and a wash hand basin with tiled splashback, ideal for guests and everyday convenience.



4



2



1



C



Ultrafast
Broadband

Quick Overview

Four bedroom terrace property

Spacious accommodation over three floors

Modern fitted kitchen and bathroom

Main bedroom with en suite

Walking distance to Kendal town centre

Well presented throughout

Gas central heating

No onward chain

Early viewing recommended

Ultrafast broadband available

Property Reference: K7138



Fitted Kitchen



Open plan living/dining kitchen



First Floor Landing



Bedroom One

Flowing seamlessly from the hallway, you enter the heart of the home-a generous open-plan living room and kitchen. This light-filled space is designed for modern living and entertaining, with two large arched double-glazed bay windows to the front, fitted with elegant white shutters that offer both privacy and style. A third window at the rear brings even more natural light into the room. Contemporary anthracite vertical radiators add a sleek, modern edge to the space.

The kitchen area has been fitted to a high standard, with wood-effect flooring underfoot, part-tiled walls, and a range of attractive wall and base units offering ample storage. The white marble-effect worktops are beautifully illuminated by under-unit LED lighting and plinth lighting, while integrated Bosch appliances-including a four-ring induction hob, oven, extractor hood, dishwasher and fridge/freezer-make cooking a pleasure. There is also space and plumbing for a washer/dryer. An inset stainless steel sink and drainer complete the kitchen's functional elegance. A rear door provides access to a secure shared courtyard, perfect for bikes.

Moving upstairs, the first floor opens into a spacious and bright landing, from which three well-proportioned bedrooms and the house bathroom are accessed.

To the front of the property, Bedroom Two is a generous double room, featuring two large double-glazed windows that allow in plenty of light, along with a stylish vertical radiator. Adjacent to this is bedroom three, a bright double room with a front-facing aspect, making it an inviting and comfortable space. This room is well suited as a guest bedroom or an additional sleeping area for family. At the rear of the property, bedroom four is a bright single room, with two windows allowing plenty of natural light to fill the space. Though compact, it offers excellent flexibility, perfect as a dressing room, hobby room, home office or a quiet corner adaptable to the needs of its next owner.

The house bathroom is a standout feature, presented to a luxurious standard with complementary tiled flooring, downlights, and a modern LED-lit touch-screen wall mirror. The four-piece suite includes a large walk-in tiled shower cubicle with rainfall head, a double-ended freestanding bath with central tap and hand-held shower attachment, a pedestal wash basin, and a WC. A chrome heated towel rail adds warmth and style.

Ascending to the second floor, you'll find the expansive principal bedroom suite, a superb retreat with a vaulted ceiling, contemporary downlights, and a large, automated Velux roof light complete with fitted blind, flooding the space with natural light and ventilation at the touch of a button. A modern vertical radiator provides efficient heating, while the adjoining en-suite shower room is designed for relaxation and ease. It features attractive tiling, an inset display niche, a large shower cubicle with rainfall head, pedestal wash basin, WC, LED-lit mirror and chrome towel radiator.

Completing this luxurious top floor is a walk-in storage room with exposed beams and double-glazed window. This space also houses the efficient 35kW Worcester combination boiler. This generous additional space is ideal for clothing, linens and general storage.

To the rear of the property, accessed via a private side passage, is a secure, well-lit shared courtyard complete with bike storage and bin area.

This beautifully presented home is ready for immediate occupation



Bedroom One



Ensuite to bedroom one



Bedroom two



Bedroom three



Bedroom four



House bathroom

and the prospective buyer is to benefit from no onward chain. With high quality finishings and fittings throughout, upgraded soundproofing that exceeds current building regulations and timeless attention to detail at every turn; don't miss the opportunity to make this property your next home or investment.

Accommodation with approximate dimensions:

Ground Floor

Entrance Porch

Inner Hall

Cloakroom

Open Plan Living Room & Kitchen

23' 1" x 15' 7 max" (7.04m x 4.75m)

First Floor

Bedroom Two 14' 7" x 9' 0" (4.44m x 2.74m)

Bedroom Three 13' 4" x 7' 9" (4.06m x 2.36m)

Bedroom Four 10' 2" x 8' 0" (3.1m x 2.44m)

House Bathroom

Second Floor

Bedroom One with Ensuite 17' 1" x 14' 7" (5.21m x 4.44m)

Storage Room 14' 7" x 9' 8" (4.47m x 2.97m)

Property information:

Tenure: Freehold

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

Council Tax: Westmorland and Furness Council Tax Band C

Viewings: Strictly by appointment with Hackney & Leigh - Kendal office

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

What3Words & Directions: ///stews.tasty.fancy

Request a Viewing Online or Call 01539 729711



House bathroom



Open plan living/dining kitchen



Storage room



Fitted Kitchen



Open plan living/dining kitchen

Follow Windermere Road (A591) into Kendal town, Continue driving downhill as the road becomes Windermere Road/Burneside Road, heading toward the town centre. Follow the road as it bends round onto Sandes Avenue and 1 Archway house can be found on the left hand side, with a blue door, opposite Sports Direct.

Anti-Money Laundering Regulations: Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).

Agents Note:

Please note that this property is currently part of a larger Land Registry title and will require a Transfer of Part upon completion. While this process does not typically delay the conveyancing timeline, it may incur a small additional legal fee.

Meet the Team

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Viewings available 7 days a week
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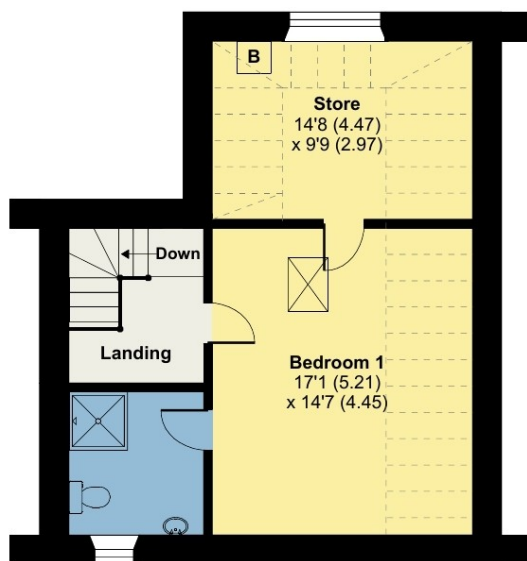
Archway House, Sandes Avenue, Kendal, LA9

Approximate Area = 1422 sq ft / 132.1 sq m

Limited Use Area(s) = 198 sq ft / 18.3 sq m

Total = 1620 sq ft / 150.4 sq m

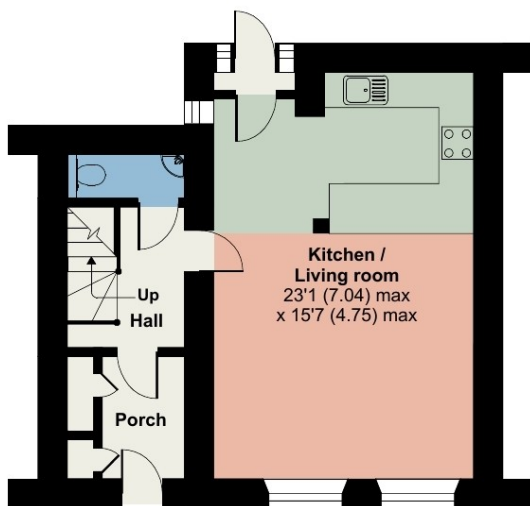
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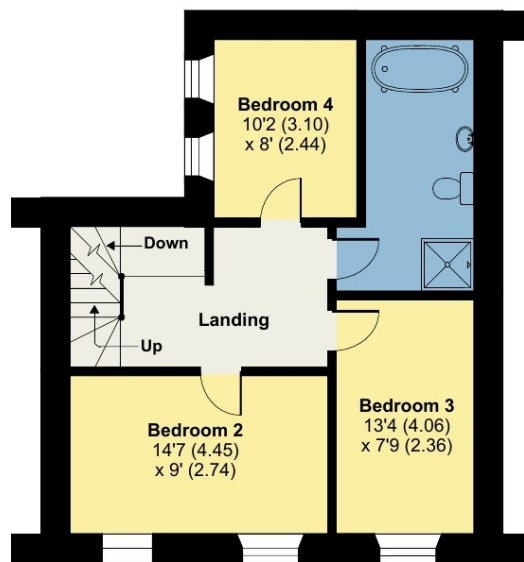
SECOND FLOOR



Denotes restricted
head height



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2022. Produced for Hackney & Leigh. REF: 837880

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