



HACKNEY  
& LEIGH

Kendal

£160,000

28 Ann Street, Kendal, Cumbria , LA9 6AA

28 Ann Street recently modernised throughout is just a stone's throw away from Kendal town, which offers a wealth of local amenities. Enjoy a variety of shops, cafes, and restaurants, as well as excellent schools, healthcare facilities, and recreational options. The town is well-connected with public transport links, making it easy to explore the beautiful Lake District and beyond.

#### Quick Overview

Mid terrace stone built property

Open plan kitchen/living room

Two bedrooms

Shower Room

Ideal first home or buy to let investment

Convenient location for Kendal town

Permit on street parking

Ultrafast broadband available\*



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Ultrafast  
Broadband\*



Permit on street  
parking

Property Reference: K7149



Kitchen/Living Room



Kitchen/Living Room



Kitchen/Living Room



Kitchen/Living Room

As you enter the home, you're welcomed into a spacious open-plan kitchen and living room an ideal space for spending time with friends and family. There's a convenient area to hang coats by the entrance, and the living room features a charming multi-fuel stove set on a slate hearth, creating a cosy and inviting atmosphere.

The well-appointed kitchen includes a built-in fridge-freezer, Bosch oven and four-ring induction hob and sink overlooking the rear garden with quartz worktops. There is also plumbing for a washer/dryer, and access to the rear . The boiler is conveniently tucked away in a cupboard.

Heading upstairs, you'll find two bedrooms. Bedroom one is a comfortable double with a rear aspect, offering a peaceful retreat. Bedroom two, currently used as a dressing room, enjoys a front aspect and offers versatile potential as a guest room, nursery, or home office.

The modern shower room is fitted with a walk-in waterfall shower, WC, wash basin, heated towel rail, and a vanity mirror.

Outside, the property benefits from rights of way over the rear patio area and includes a private lawned garden space-perfect for enjoying sunny afternoons or a bit of gardening.

#### Accommodation (with approximate dimensions)

##### Ground Floor:

Open plan Kitchen/Living area 18' 0" x 12' 1" (5.49 m x 3.70m)

##### First Floor:

Bedroom One 9' 8" x 7' 1" (2.97m x 2.16m)

Bedroom Two 8' 4" x 5' 11" (2.55m x 1.82m)

##### Shower Room

##### Property Information:

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

**Energy Performance Certificate:** The full energy performance certificate is available on our website and in our office.

**Tenure:** Freehold.

**Council Tax:** Westmorland and Furness Council Tax - Band A.

**What3Words & Directions:** //winter.only.anyone

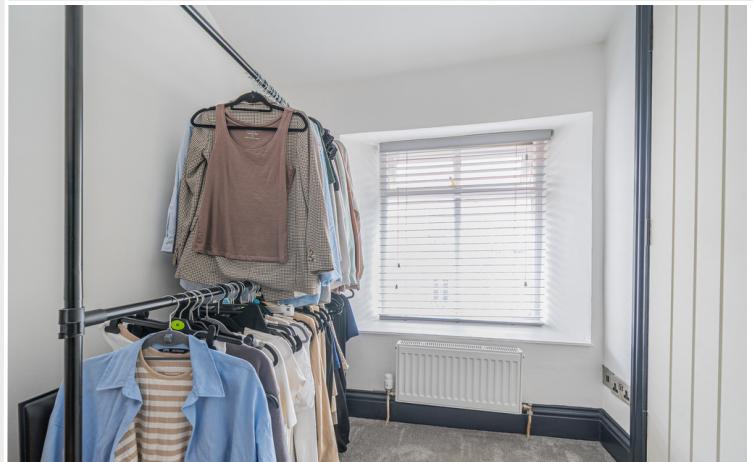
On entering Kendal down Windermere Road and towards Kendal Train station at the mini roundabout turn off right onto Wildman St., be in the left-hand lane, and turn left, just after the zebra crossing, into Castle Street. Turn left onto Ann Street, and No. 28 is on the left-hand side

**Anti-Money Laundering Regulation:** 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:** The owner of 28 Ann Street has sole ownership of the entire rear garden. Please note that neighbouring properties have rights of access over the patio area for the purpose of placing and collecting bins.



Bedroom One



Bedroom Two



Shower Room

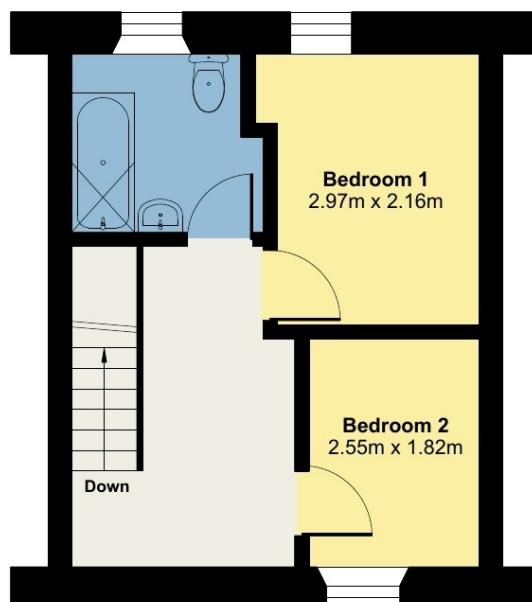


Garden

# Ann Street, Kendal, LA9

Approximate Area = 516 sq ft / 47.9 sq m

For identification only - Not to scale



**FIRST FLOOR**



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025.  
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