



63 WATERSIDE, KENDAL
£170,000



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Introducing a great opportunity to acquire a 3-bedroom, newly decorated, maisonette in the picturesque Waterside location of Kendal. This property offers a truly idyllic lifestyle, boasting fabulous views across the river. Convenience is at the forefront of this property, as it is situated just a stone's throw away from the thriving town centre, granting easy access to a plethora of amenities, including shops, renowned eateries, and leisure facilities. Internally, the maisonette is thoughtfully designed, and the well-appointed living spaces are perfect for both entertaining guests and relaxation. With its exceptional location, this 3-bedroom maisonette, with newly fitted kitchen appliances and carpets, represents an incredible opportunity for those seeking a truly unique property offering a combination of breathtaking views and convenient town living. Don't miss out on the chance to make this remarkable property your new home. Offered for sale with no chain.

ENTRANCE

From the front of the property, the entrance door leads into the hall.

HALL

14'10 x 2'10 (4.52m x 0.86m)

The hall has doors to the kitchen/diner, lounge, ground floor WC, and access to the understair storage space.

KITCHEN/DINER

14'6 x 9'2 (4.42m x 2.79m)

With room for a table and chairs, the kitchen/diner has a range of fitted units with a complementary worktop, 11/2-bowl stainless steel sink, integrated oven, hob, and extractor fan. There is space for a washing machine, a dryer, a radiator, and a wall-mounted Vaillant boiler and a double glazed window on the front aspect.

LOUNGE

15'5 x 12'2 (4.70m x 3.71m)

The lounge has a radiator and a large double glazed window overlooking the River Kent.

GROUND FLOOR W.C.

4'8 x 2'7 (1.42m x 0.79m)

With a W.C. and a single glazed window with privacy glazing to the front aspect.

FIRST FLOOR LANDING

11'5 x 5'8 (3.48m x 1.73m)

Doors to the bedrooms and bathroom.

BEDROOM ONE

13'7 x 8'11 (4.14m x 2.72m)

This double room has louvre doors to the built-in wardrobe, a radiator, and a double glazed window on the rear aspect.

BEDROOM TWO

11'0 x 9'8 (3.35m x 2.95m)

This further double room has louvre doors to the built-in wardrobe and a single louvre door to a storage cupboard with shelving, a radiator, and a double glazed window on the front aspect.

BEDROOM THREE

9'8 x 6'10 (2.95m x 2.08m)

This single room has a radiator and double glazed window on the rear aspect.

BATHROOM

5'9 x 5'3 (1.75m x 1.60m)

The suite comprises a panel bath with shower over, a pedestal wash hand basin, and a WC. There is a radiator and a high-level double glazed window with privacy glazing on the front aspect.

EXTERNAL

To the front of the property is a gravel patio with a block-paved path leading to the front door.

A little way from the property is a private storage shed.

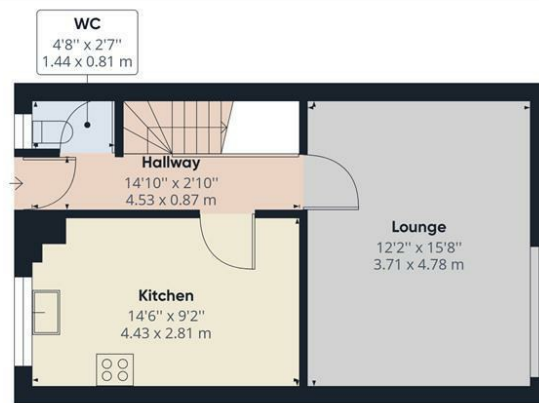
LEASEHOLD

Term - Leasehold - Term 125 year from 01/07/1985 - 88 years remaining

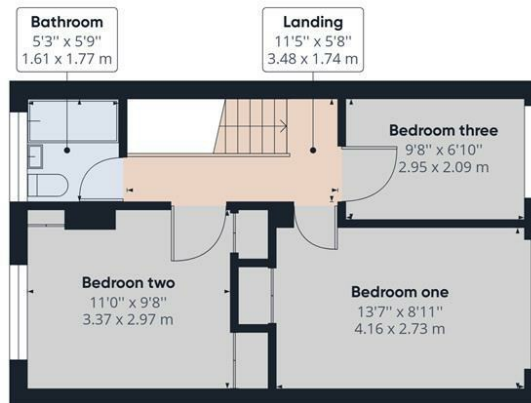
Ground rent £10 paid in April each year

Vendor advises the variable annual service charge for 2023 was £269.80





Ground Floor



Floor 1

DIRECTIONS

Walk east on Old Shambles Yard towards Stricklandgate, continue straight onto Highgate/A6, and turn left onto Tanners Yard. At the end, bear right and then left onto Dowkers Lane, and the property is located on the left-hand side. If driving, travel along Milnthorpe Road and continue onto Kirkland; turn right onto Dowkers Lane. The property is located off the main road towards Kendal Day Centre.

Council Tax Band - A Westmorland & Furness Council
 EPC - Current 75 Potential 77
 Tenure - Leasehold

Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase.

Money Laundering In the event of prospective purchasers making an offer on a property, in relation to the Money Laundering Regulations photographic ID and Utility bill showing your address will be required. Please contact the office for their information.

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