



61 SERPENTINE ROAD, KENDAL
£280,000



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Introducing an exceptional opportunity to acquire a stunning Victorian terrace nestled within the prestigious conservation area of Serpentine Road. Boasting three impressive floors and a tasteful design, this property offers a flawless blend of elegance, style, and functionality. This property benefits from easy access to an array of local amenities, including schools, shops, cafes, and transport links. Moreover, the property's prime location within a conservation area ensures the overall charm and desirability of the area. In summary, this outstanding Victorian terrace in Serpentine Road presents a rare opportunity to secure an impeccably presented home. From the breathtaking views to the high standards throughout, this property provides an exceptional living experience perfectly poised to capture the essence of sophistication and elegance. Do not miss the chance to call this magnificent house your home. Offered for sale with no chain.

ENTRANCE

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

HALL

6'11 x 5'4 (2.11m x 1.63m)

The hall has a radiator and coat hook rack, a door leading to the living room, stairs down to the lower ground floor kitchen, and stairs up to the first floor landing.

LIVING ROOM

16'0 x 9'7 and 10'6 x 9'0 (4.88m x 2.92m and 3.20m x 2.74m)

An L-shaped room with ample space for a dining table and chairs, the living room has a recessed fireplace housing a wood-burning stone sat on a slate hearth with an exposed stone lintel. There is an alcove with an exposed stone wall, exposed ceiling beams, a window on the front aspect, and two windows on the rear.

LOWER GROUND FLOOR KITCHEN

15'5 x 8'2 (4.70m x 2.49m)

The kitchen has a range of fitted pale grey storage units with a complementary marble effect worktop, a 1 1/2-bowl ceramic sink, integrated appliances including a dishwasher, washing machine, oven, and microwave, a hob with an extractor hood, and a breakfast bar. There is also room for a large upright fridge, an exposed ceiling beam, a radiator and under floor heating, access to the under stair storage area, and an external door to the rear garden.

FIRST FLOOR LANDING

6'0 x 4'10 (1.83m x 1.47m)

The landing has a feature exposed stone wall, a window to the front aspect, an exposed ceiling beam, and doors to the bedrooms and bathroom.

BEDROOM ONE

1'4 x 9'9 (0.41m x 2.97m)

This room has a vaulted ceiling with exposed beams, a radiator, and a window with a built-in seat to the rear.

BEDROOM TWO

10'7 x 8'2 (3.23m x 2.49m)

This room also has a vaulted ceiling with exposed beams, a radiator, and a window to the rear. There is a built-in cupboard housing the Worcester boiler and a high-level access hatch to a boarded and insulated loft space with power.

BATHROOM

8'6 x 4'10 (2.59m x 1.47m)

The suite comprises an L-shaped bath with a hand-held shower head, a close-coupled w.c., and a pedestal wash basin. There is also a chrome heated towel rail and under floor heating, a wall-mounted cabinet with a mirrored door, and a window with obscured glazing to the rear aspect.

EXTERNALLY

To the front of the property are stone dwarf walls, a seating area with decorative slate chippings, stepping stones leading to the front door, and a wood store.

To the rear is a seating area with decorative pebbles and mature planting. There is a shared access gate for the four properties on the terrace.

PARKING

Residents and visitor permit parking is available on Serpentine Road.

SERVICES

Mains Services: Water, Gas, Electric, and Drainage

CREEPING FREEHOLD

We have been advised there is a creeping freehold.

LOCATION

The property is located within the Kendal Conservation Area and is within easy walking distance of the town centre and all its amenities.

ADDITIONAL INFORMATION



Please note that the internal photographs were taken prior to the tenant's occupation and are for reference only.

Useful local links - Local authority -

<https://www.westmorlandandfurness.gov.uk/>

Broadband and mobile checker - <https://checker.ofcom.org.uk/>

Map of Kendal conservation area -

<https://www.southlakeland.gov.uk/media/1666/kendal-ca.pdf>

Flood risk - <https://flood-map-for-planning.service.gov.uk/>

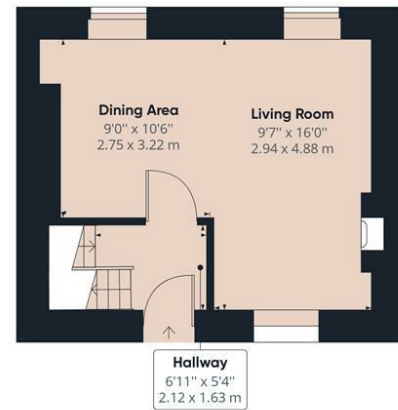
Planning register -

<https://planningregister.westmorlandandfurness.gov.uk>

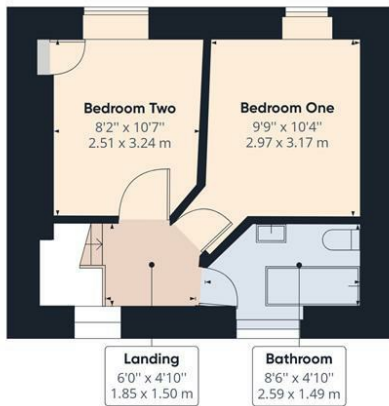




Lower Ground Floor



Ground Floor



Floor 1

DIRECTIONS

From the Town Hall in the centre of Kendal, take the road opposite, Allhallows Lane, and continue up the hill of Beast Banks. Pass the Rifleman's pub on the right-hand side, and then at the crossroads, turn right onto High Tenterfell. Follow the road round, adjacent to the Green, and bear right onto Serpentine Road, where Number 61 is located on the right-hand side.

Council Tax Band - B Westmorland & Furness Council
EPC - Current 71 Potential 89
Tenure - Freehold

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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