



25 UNDERLEY AVENUE, KENDAL  
£230,000



# 25 UNDERLEY AVENUE, KENDAL, LA9 5EU



\*\*Please note that due to the overwhelming amount of interest we've received for the property, we are currently not taking any further viewings for the next week. If you would like to register your interest in the next round of viewings, please do let us know and we'll contact you in due course.\*\*

We are pleased to bring to market, we believe for the first time ever, this lovely period, end of terrace house, situated a stones throw from the sought after area of Kendal Green.

Built in a traditional stone style, the property benefits from a spacious plot consisting of a front courtyard, generous driveway parking and detached garage. To the rear of the property is a wonderful garden stocked with a variety of shrubs, plants and trees along with lawned areas.

Internally the property benefits from three good size bedrooms, living room, bathroom, pantry & kitchen.

Requiring modernisation throughout, 25 Underley represents a unique opportunity for a potential buyer to put their own stamp on the property whilst living in this much sought after area of Kendal.

## Hallway

2'9" x 3'10" (0.86 x 1.17)

Accessed via a double glazed wood window, Carpeted hallway with stairs leading to first floor and access through to the Living room. Telephone Point

## Living Room

13'10" x 10'8" (4.24 x 3.27)

Carpeted reception room with open fire place with stone surround and hearth. Cupboard housing electrics. Double glazed wood windows to front aspect. TV Point.

## Kitchen

8'4" x 11'1" (2.55 x 3.39)

Bright Kitchen with views over the rear garden featuring an "Elizabeth Ann" kitchen unit with stainless steel sink and drainer and space for a washing machine/dishwasher. Space for a freestanding electric oven. Pantry cupboards housing hot water cylinder and integral shelving. Double glazed wood window to rear aspect.

## Rear Hallway

6'8" x 2'9" (2.05 x 0.86)

Carpeted hallway with obscured glazed door into the kitchen and double glazed part glazed wooden door to rear patio.

## Internal Hallway

3'0" x 5'1" (0.92 x 1.56)

Carpeted hallway leading from Kitchen to the under stairs pantry and downstairs bathroom. Obscured wood window to side aspect.

## Under stairs Pantry

7'4" x 2'11" (2.24 x 0.91)

Useful under stairs pantry with wood window to side aspect.

## Bathroom

5'4" x 5'1" (1.64 x 1.55)

Downstairs bathroom consisting of a three piece suite which includes bath, low level w/c and pedestal sink with tiled splashback. Double glazed wood windows to the side and rear aspects. Electric wall mounted radiator.

## Landing

3'0" x 4'5" (0.93 x 1.37)

Carpeted staircase with hand rail leading to a mid landing before heading to the landing with double glazed wood window to side aspect. Access to three bedrooms.

## Bedroom One

9'11" x 13'5" (3.04 x 4.09)

Spacious carpeted double bedroom with double glazed wood window to front aspect with storage closet

## Bedroom Two

12'6" x 7'8" (3.82 x 2.35)

Good sized carpeted double bedroom with double glazed wood window to rear garden.

## Bedroom Three

9'3" x 8'8" (2.82 x 2.66)

Carpeted double bedroom with double glazed wood window to rear garden.

## Exterior Front

Decorative front yard consisting of a paved patio, graveled border and established shrubs and plants. Off-road driveway with parking for 2-3 vehicles leading to the detached garage and rear garden.



### Garage

15'8" x 8'3" (4.78 x 2.54)

Detached garage with manual up and over door with window to side aspect.

### Exterior Rear

Paved rear patio with external door to the rear hallway, detached garage, detached potting shed & rear garden mostly laid to lawn with established flower beds and mature fruit trees.

### Useful information & Links

Services; Electric, mains water and mains drainage.

Useful local links;

Local authority - <https://www.westmorlandandfurness.gov.uk/>

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

Map of Kendal conservation area -

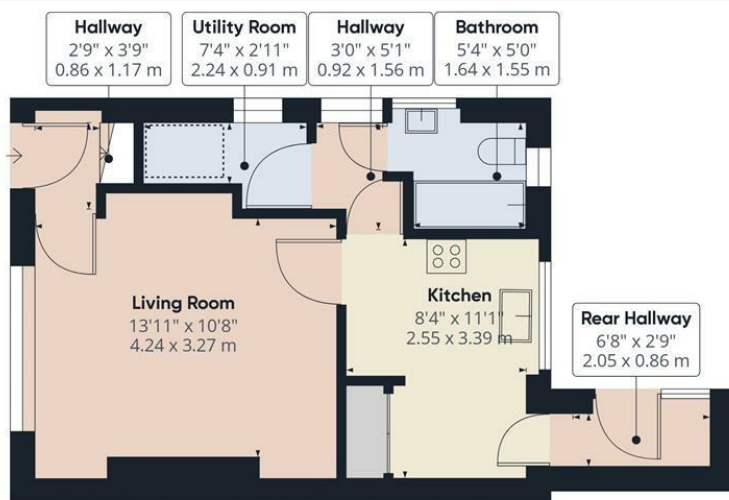
<https://www.southlakeland.gov.uk/media/1666/kendal-ca.pdf>

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

Planning register -

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





Ground Floor Building 1

**Approximate total area**

734.56 ft<sup>2</sup>  
68.24 m<sup>2</sup>

**Reduced headroom**

10.49 ft<sup>2</sup>  
0.97 m<sup>2</sup>



Floor 1 Building 1

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This plan is for illustrative purposes only.

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## DIRECTIONS

Travel out of Kendal along the Windermere Road, travel up the hill and just as the road levels take the right hand turn into Underley Road. Follow this road for a short distance then turn off left into Underley Avenue. The property is positioned on the left just after the right hand bend and will be identified by our 'for sale' board.

Council Tax Band - C Westmorland & Furness

EPC - Current 1 Potential 36

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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