



105 Windermere Road, Kendal - LA9 5EP

Guide Price £255,000

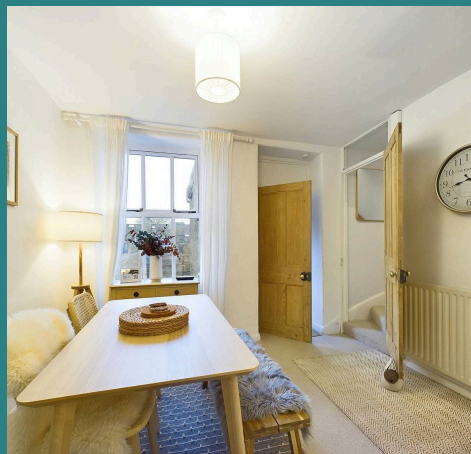


## 105 Windermere Road

Kendal

A well-presented two/three-bedroom traditional mid terraced property situated in a popular residential area within the market town of Kendal. Placed just minutes away from the centre of town and convenient for all amenities including public transport services, access to the Lake District National Park and the M6. This beautiful home is presented to a high standard and briefly comprises a very handy entrance hall, open plan sitting/dining room with multi fuel burner and cottage kitchen to the ground floor. Upstairs are two/three bedrooms and a bathroom. To the front is a small garden and to the rear is a private decked patio style garden and parking for one vehicle.

Early viewing is recommended.



## Entrance Hall

13' 2" x 2' 10" (4.01m x 0.86m)

From the front of the property you enter the entrance hall with decorative floor tiles, period features, under stairs cupboard and a door leading to the lounge/dining room.

## Lounge/Dining Room

20' 8" x 8' 1" (6.30m x 2.46m)

Open plan lounge/dining room with windows to the front and rear aspect, multi fuel burning stove with slate hearth, doors to the staircase and kitchen.

## Kitchen

12' 4" x 8' 1" (3.76m x 2.46m)

A lovely cottage style kitchen with complimentary solid wood worktops, Belfast style sink with drainer, tiled floor, window to the rear aspect, space for both a washing machine and a tumble dryer, space for an upright fridge/freezer. Half glazed door to the rear garden.





### **First Floor Landing**

3' 0" x 2' 10" (0.91m x 0.86m)

Doors lead to the bedrooms and bathroom.

### **Bedroom One**

11' 10" x 7' 5" (3.61m x 2.26m)

Double Room with window to the front aspect.

### **Bedroom Two**

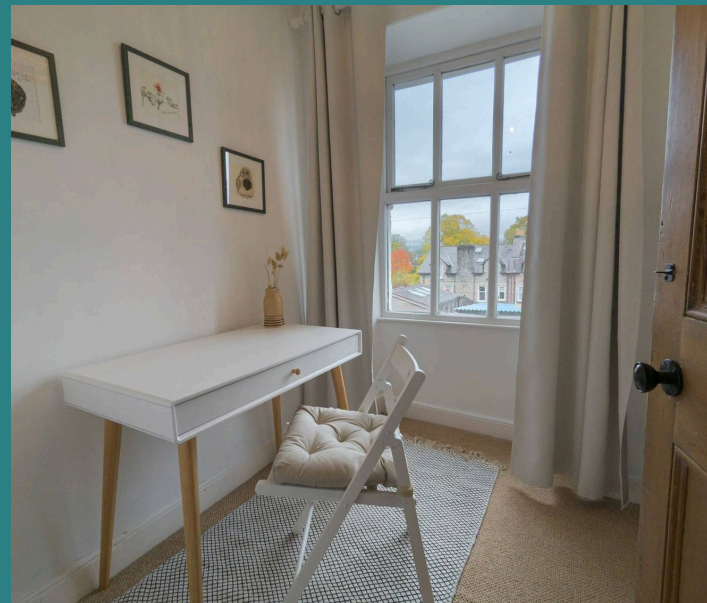
8' 8" x 7' 10" (2.64m x 2.39m)

Another double room with window to the front aspect.

### **Office/Nursery/Dressing Room**

5' 11" x 5' 8" (1.80m x 1.73m)

A versatile room to the rear of the property, currently used as a dressing room.



### **Bathroom**

8' 2" x 4' 3" (2.49m x 1.30m)

Family bathroom with waterfall shower over the bath and glazed shower screen, sink with vanity unit, ladder radiator and parquet effect flooring.

## Garden

Gate access and path to the front door with pebbled and planting areas. To the rear is an enclosed decked seating area with plenty of space to relax and entertain. Steps lead down to the back gate which in turn leads to the parking space.

1 Parking Space

## Directions -

Travel northwest out of town along Sandes Avenue onto the A5284 Stricklandgate. Continue past St. Thomas's Church and up the hill of Windermere Road where Number 105 is located on the right-hand side.

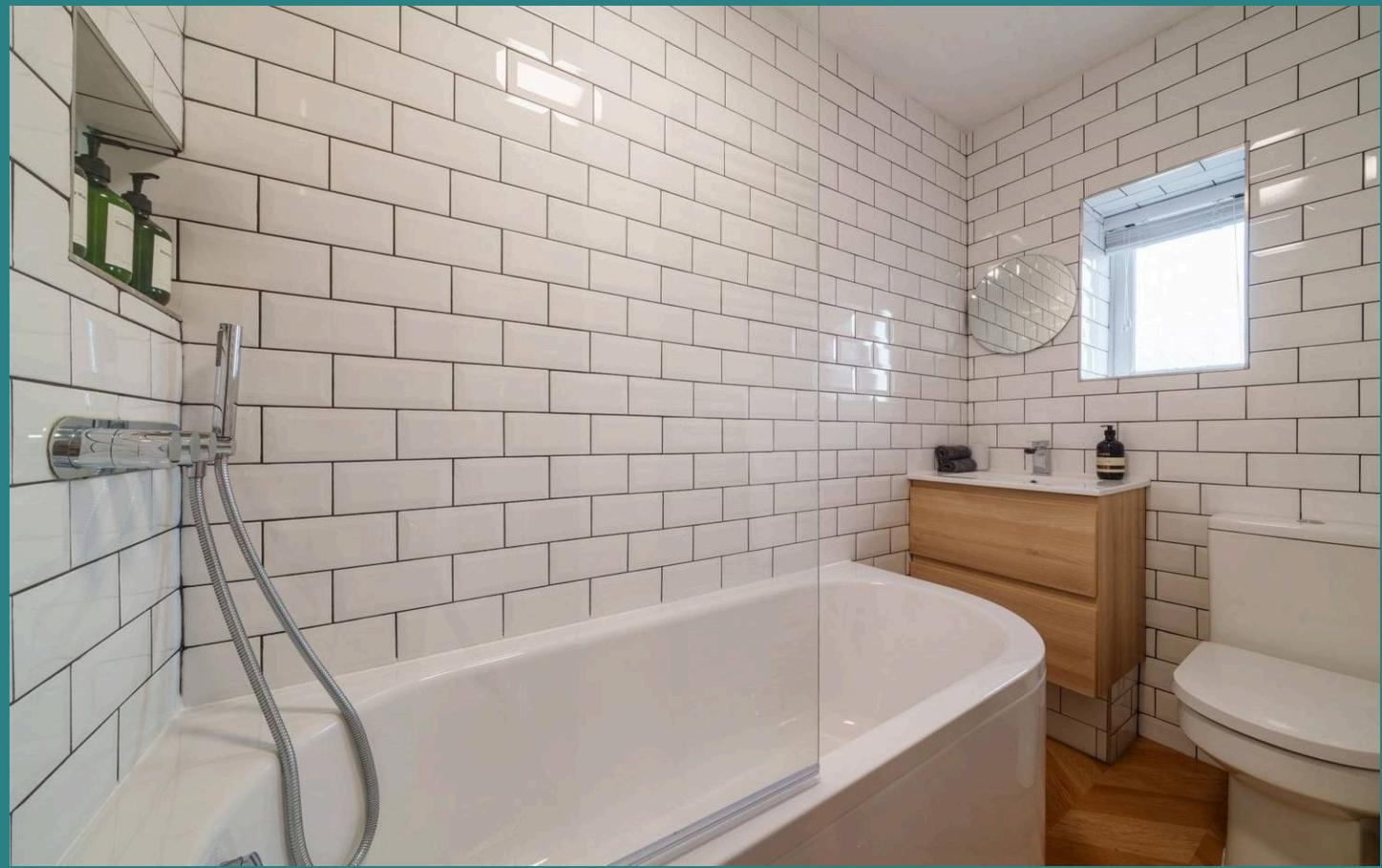
Council Tax band: B

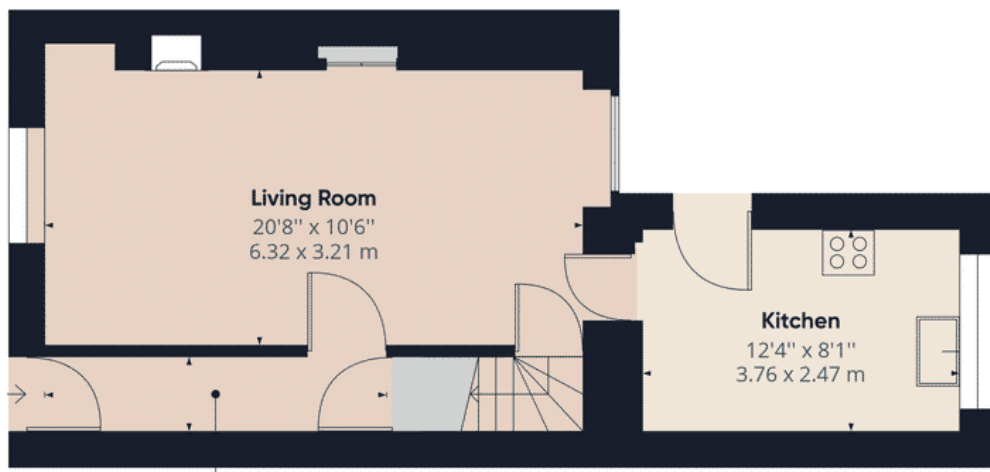
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

Mains Gas, Electricity and Water

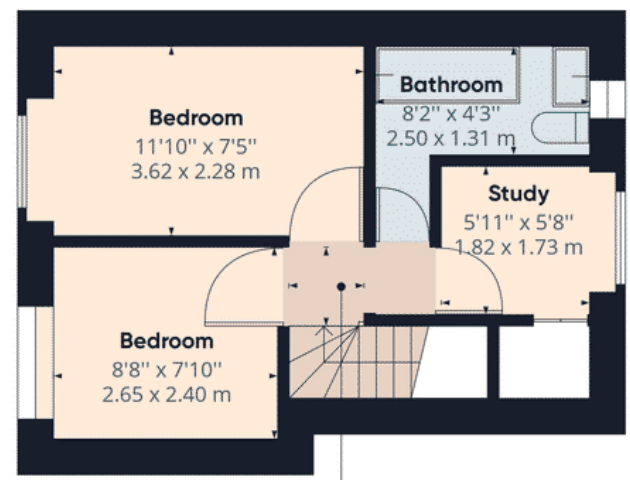




**Hallway**  
13'2" x 2'10"  
4.04 x 0.86 m

**Ground Floor**

**Approximate total area<sup>(1)</sup>**  
663.30 ft<sup>2</sup>  
61.62 m<sup>2</sup>



**Landing**  
2'10" x 3'0"  
0.88 x 0.94 m

**Floor 1**

(1) Excluding balconies and terraces

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



## Arnold Greenwood Estate Agents

Arnold Greenwood Solicitors, 8-10 Highgate - LA9 4SX

01539733383

[kendal@arnoldgreenwood.co.uk](mailto:kendal@arnoldgreenwood.co.uk)

[www.arnoldgreenwoodestateagency.co.uk/](http://www.arnoldgreenwoodestateagency.co.uk/)



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.