



**ARNOLD  
GREENWOOD**



**33 Ann Street, Kendal – LA9 6AA**

Kendal

Guide Price **£185,000**

## 33 Ann Street

Kendal, Cumbria

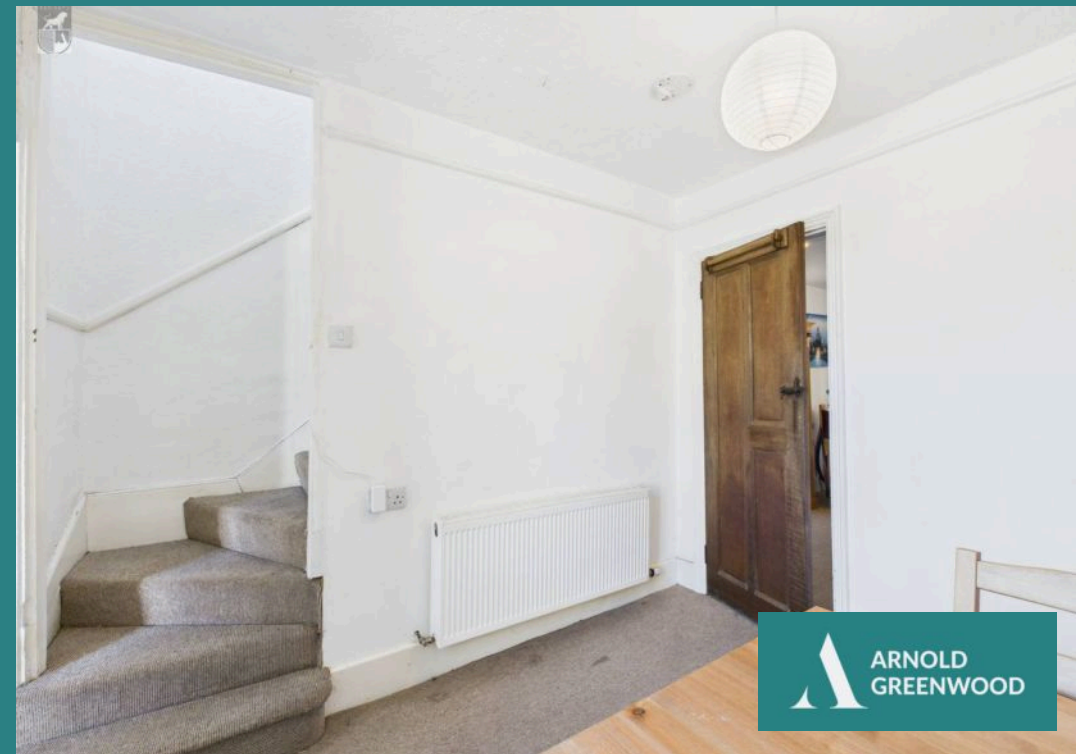
Nestled within a quiet residential street of Kendal is this charming and well-maintained three-bedroom mid-terraced house, exuding a traditional charm while offering contemporary living spaces. Step inside to discover a hallway, which leads to a convenient cloakroom/WC, ideal for guests. The ground floor also boasts a delightful living room, featuring a traditional fireplace as the focal point, complemented by recessed cupboards providing ample storage space. Additionally there is a separate dining room, kitchen and utility cupboard housing the washing machine.

Ascend the staircase to the upper level, where three generously proportioned bedrooms await along with a family bathroom.

Externally, the property benefits from on-road parking, ensuring convenience for residents and visitors alike. Additionally, the rear yard features three sheds, providing valuable storage space for outdoor equipment, bicycles, or gardening tools. Whether seeking a peaceful sanctuary or an ideal starter home, this property offers a harmonious blend of traditional charm and modern comfort within a sought-after location. Situated in close proximity to Kendal's amenities, residents enjoy easy access to local shops, restaurants, and transport links, enhancing daily convenience and quality of life. Furthermore, the property's proximity to the M6 motorway and the breathtaking landscapes of the Lake District National Park makes it an ideal choice for outdoor enthusiasts and nature lovers. NO ONWARD CHAIN.

- Traditional Mid Terraced Property
- Contemporary Kitchen
- Good size hall with cloakroom/WC
- Traditional fireplace and recessed cupboards





### Hallway

Entry is through a timber front door with glass panels into a spacious hall. Doors open to the lounge diner and cloakroom/WC.

### WC

Suite comprising a wash hand basin and W.C.

### Lounge

A light room, timber window seat to front aspect. Attractive fireplace, recessed original cupboards, door to storage cupboard under the stairs currently housing the washing machine. A door leads to the dining room.

### Dining Room

Spacious dining room with stairs rising to first floor and opening into the kitchen.

### Kitchen

A contemporary kitchen with wall and floor units, worktop over incorporating a stainless steel sink and electric hob. Integrated single oven, space for a fridge. Rapid 25 boiler mounted on wall and part tiled walls. There is a window to rear aspect and door opens to rear yard.



## Landing

Doors to three bedrooms and bathroom. Loft access.

## Bedroom 1

Bedroom to rear aspect, window with timber window seat.

## Bedroom 2

Bedroom to front aspect with window.

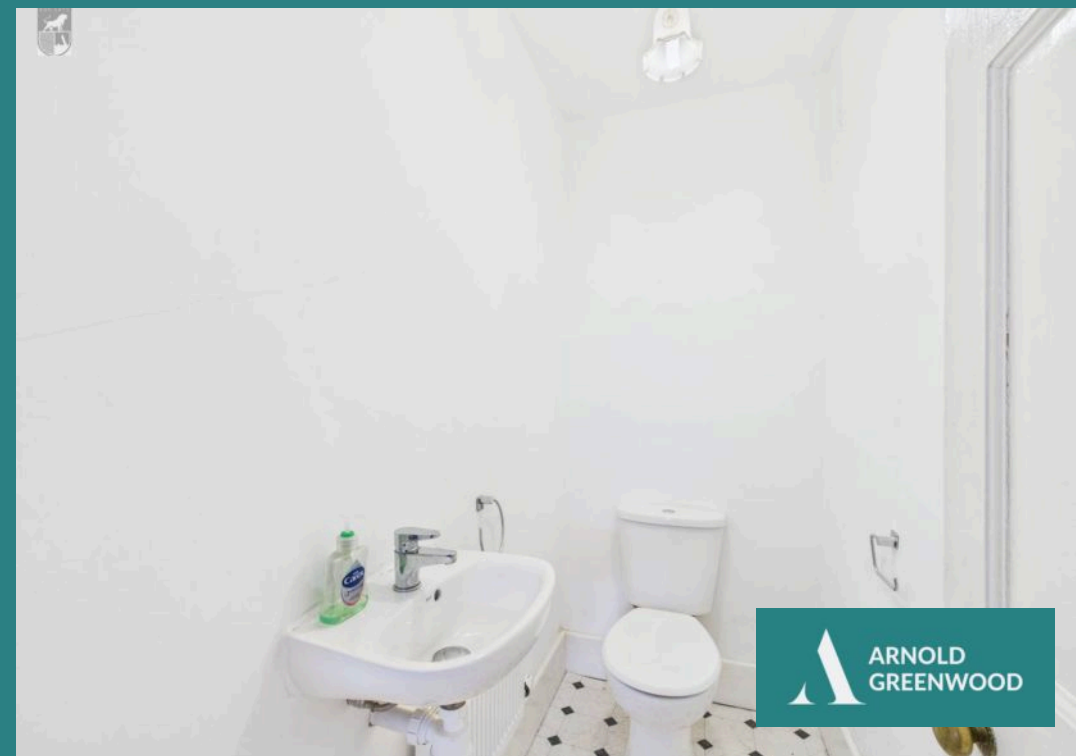
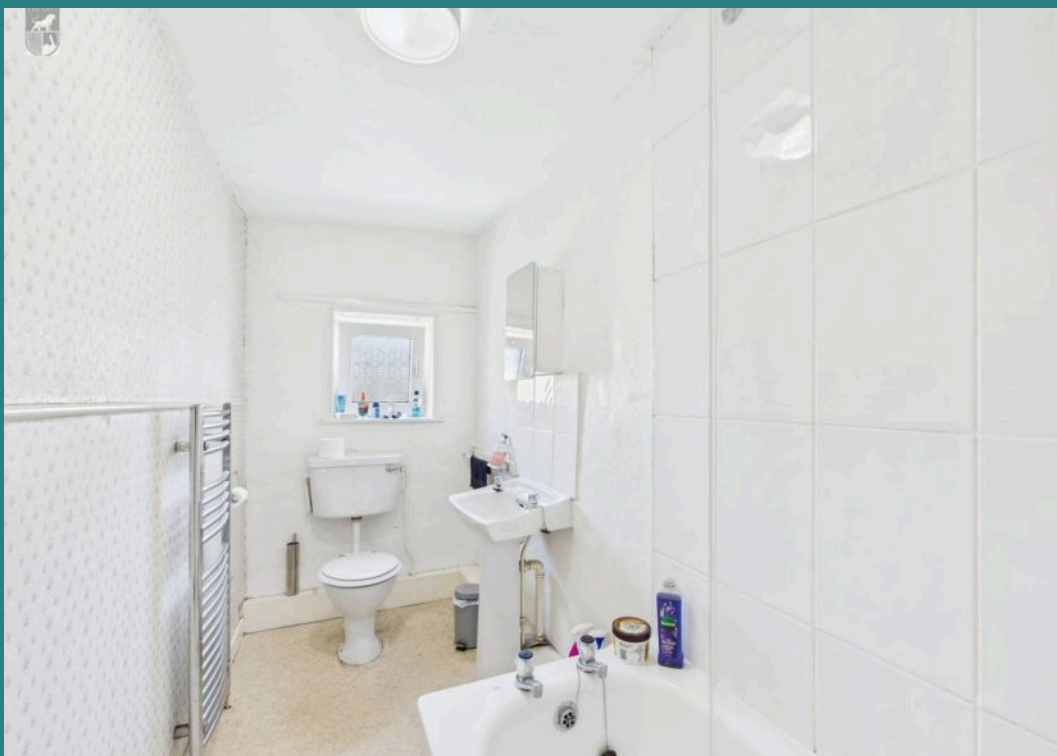
## Bedroom 3

A second bedroom to front aspect with window.

## Bathroom

Modern style suite comprising wash hand basin, W.C. and bath with shower over, shower screen. Ladder radiator, some tiling to walls. Window.





## Yard

Space for table and chairs, shared back gate opening to pedestrian passageway leading to Castle Street. Three sheds belong to the property.

## On street

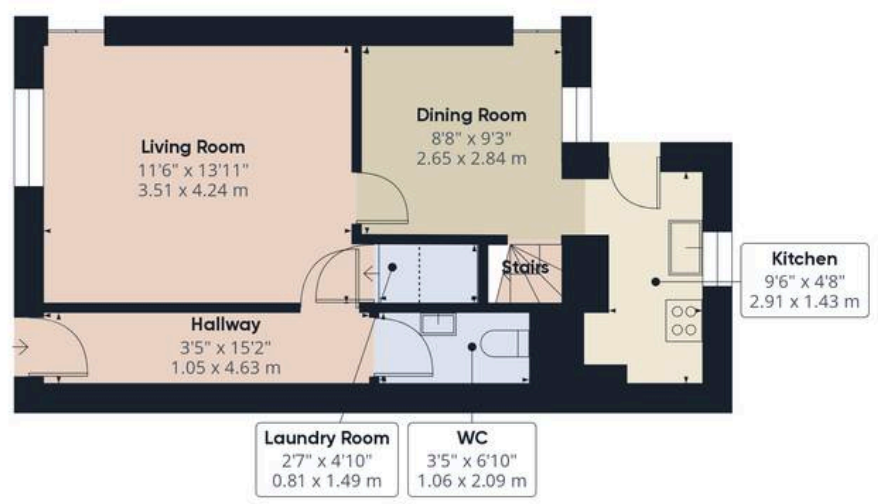
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

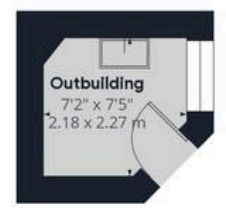




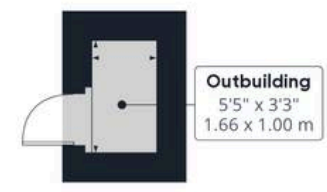
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

**Approximate total area<sup>(1)</sup>**  
812.46 ft<sup>2</sup>  
75.48 m<sup>2</sup>

**Reduced headroom**  
7.09 ft<sup>2</sup>  
0.66 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with the standard.





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