



177 Windermere Road, Kendal

- Popular Residential location
- Requires upgrading and modernisation
 - Two reception rooms
- Three bedrooms & a sizable bathroom
 - Driveway parking for one vehicle
- Charming 1930's style character
- Superb views from the rear towards Kentmere Valley
 - Fitted kitchen with views
- Two basement rooms with vast potential
- Energy performance certificate E

£325,000

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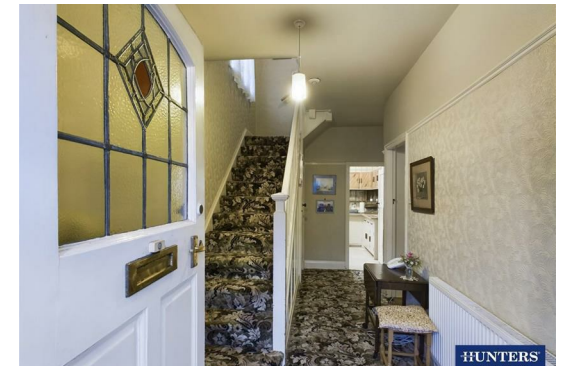
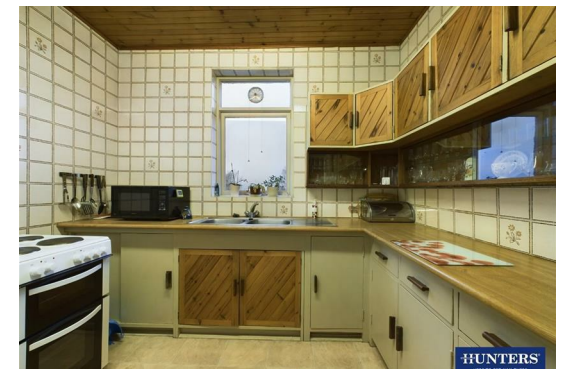
Vast potential to be the ideal family home requiring modernisation and upgrading. Featuring south Lakeland views from the rear and original charming 1930's character.

The ideal project for investors or those looking to create their forever home. The layout consists of two reception rooms, a light and airy 1930's entrance hallway with original stained and leaded entry doorway, under-stair storage and further access into the fitted kitchen that benefits from a great view, the kitchen has the potential to be opened into the dining room to create the ultimate entraining kitchen diner. To the first floor there is a sizeable landing accessing three bedrooms and a generous bathroom suite with fitted storage.

Accessible from the rear of the property, there is a under-store and two basement rooms providing potential subject to permissions, to create either a self-contained flat or additional family accommodation.

Outside the property there is a small front walled garden, driveway parking for one vehicle and a side driveway leading to a garage (please note driving isn't possible with a car to the garage) to the back of the property there are great Lakeland views towards Kentmere Valley backing up to allotments. The garden is well maintained and features a central lawn with established borders.

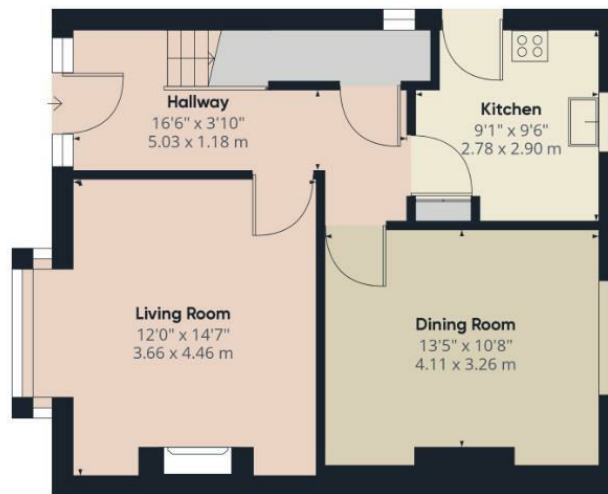
Please note that due to this property being under the same ownership for over 60 years, the title is unregistered.



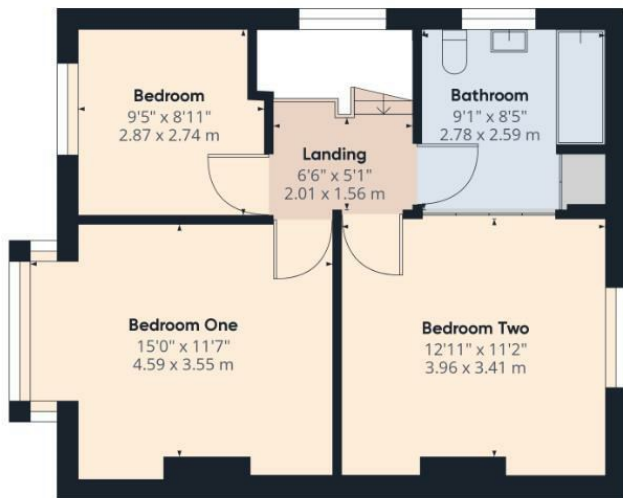




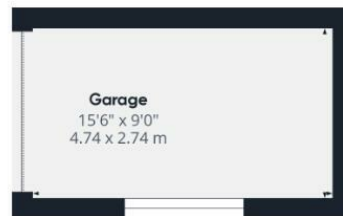
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

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Approximate total area¹⁸
1791.68 ft²
166.45 m²

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.

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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

Viewing

Please contact our Hunters Kendal Office on 01539 816399 if you wish to arrange a viewing appointment for this property or require further information.



86 Highgate, Kendal, LA9 4HE
Tel: 01539 816399 Email:
kendal@hunters.com <https://www.hunters.com>