

122 Burneside Road, Kendal, LA9 4RZ

- Charming character property
 - Five Double bedrooms
- Well equipped modern kitchen
- Family bathroom suite plus two en-suites
- Ideally located for the town
 - Two reception rooms
- Gardens, terrace and parking
 - EPC awaited

Offers Over £475,000

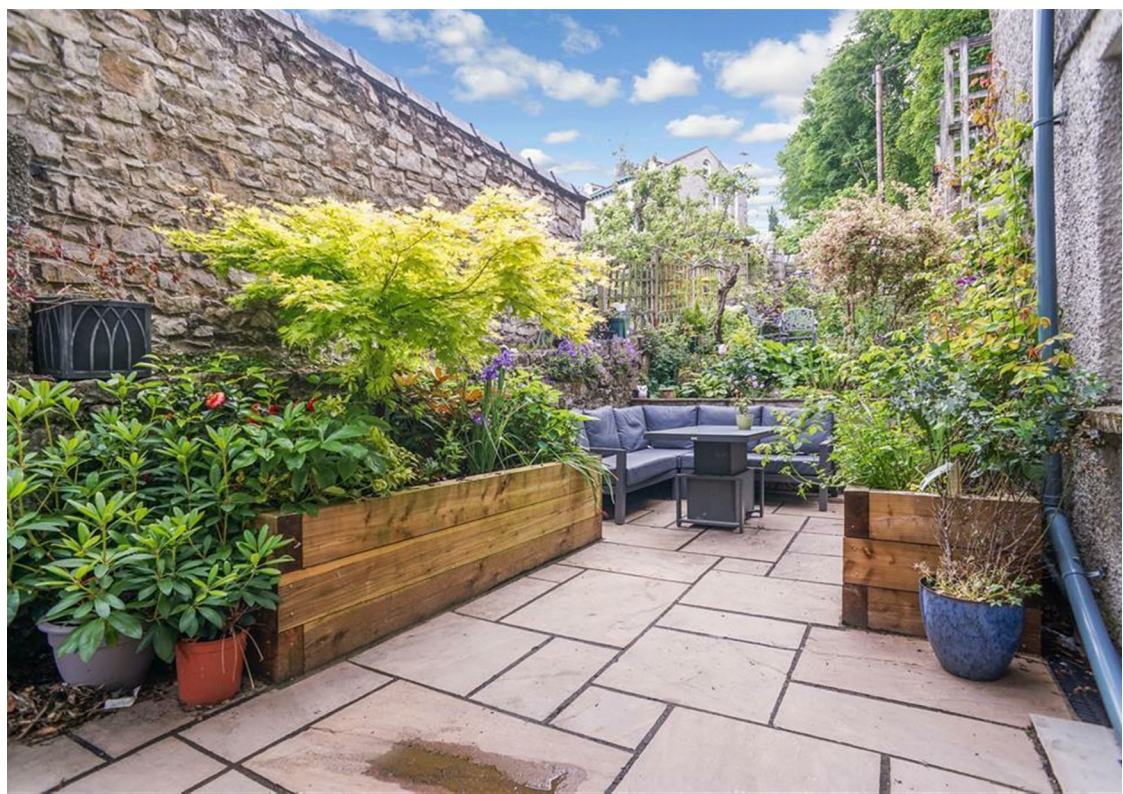
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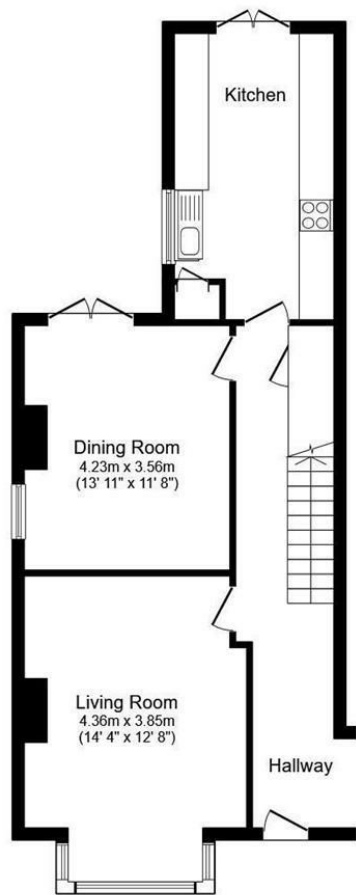
Burnside Road is sympathetically modernised and centrally located for the market town of Kendal. Offering easy access to schools and the amenities of the town centre. Benefiting from charming character features throughout. Two modernised reception rooms with focal fireplaces. The kitchen opens into the garden, is well equipped, and has recently had the water tank removed and additional utility services installed in-readiness to progress to install a new kitchen. The upper floors locate five double bedrooms. A family bathroom suite and two en-suite shower rooms. Outside the property benefits from front and rear established gardens. To the rear, the garden is easterly facing. Well stocked and features a beautifully finished sun terrace with raised planting beds, outside store and private parking. This fantastic home is ideal for families, characterful throughout, offers generously proportioned rooms across three storeys, with tasteful décor and located within a sought after central location.

The property has recently had new solar panels installed, new exterior paintwork completed and the installation of a new feature entry gate.

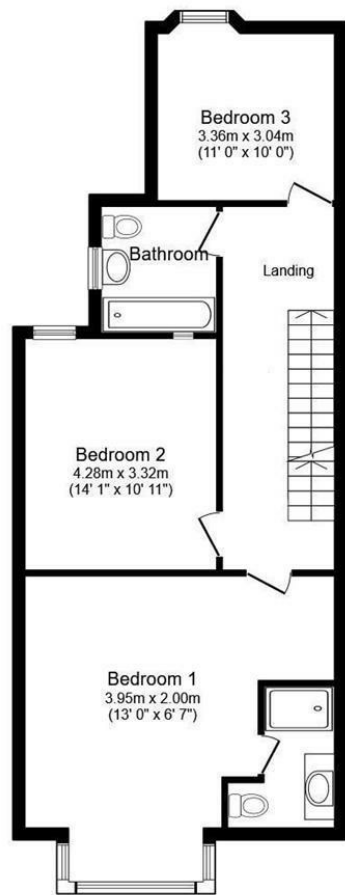
Please note that the EPC report was completed prior to the upgraded solar panels being installed.



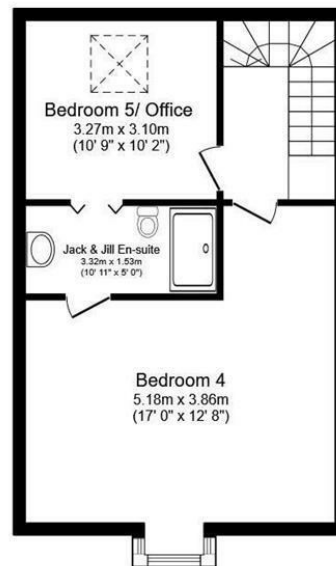




Ground Floor



First Floor



Second Floor

Total floor area 170.7 sq.m. (1,837.0 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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.



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		83
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(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

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