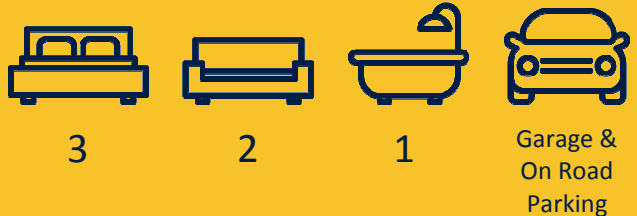




**PRICE £230,000**

**9 ROMNEY ROAD, KENDAL,  
CUMBRIA, LA9 5QR**

A deceptively spacious, stone-built property situated within a highly desirable location on the outskirts of the town centre. The property benefits from family sized accommodation over three floors, an enclosed courtyard, a garage and two store rooms. Internal viewing is advised. No Upper Chain.





## Dining Room



### **DIRECTIONS**

Leaving Kendal southbound along Milnthorpe Road, proceed past the College and at the traffic lights, take a left-hand turn into Romney Road. Follow the road along where you will find number 9 situated on the left-hand side on the corner of Park Street.

### **LOCATION**

Romney Road is a highly sought-after residential location, surrounded by traditional stone properties. Located to the southern edge of Kendal, the property is conveniently located to Dean Gibson Primary School, Kirkbie Kendal Secondary School and Kendal College. A picturesque walk alongside the River Kent leads you into the town centre and a short drive away is Kendal Leisure Centre, Asda superstore and Oxenholme train station.

### **DESCRIPTION**

9 Romney Road is a traditional stone-built property, which provides family sized accommodation over three floors and an enclosed rear courtyard with access to a garage and two store rooms.

The property retains original features such as picture rails, cornicing and ceiling roses, whilst also providing an opportunity to update and personalise to own tastes and requirements.

The property is approached via on road parking, available on Romney Road and Park Street. There is also an attached garage for additional parking accessed via Park Street.

Stepping through the front door, you walk into an entrance hallway, with doors leading to two reception rooms and stairs to the first floor.

The lounge is a good sized reception space which features a bay window, bathing the room in natural sunlight. Within the room is an open fire with two recessed alcoves either side.

The dining room extends the full width across the back of the property, allowing space for both dining and living room furniture. The room benefits from an open fire set within a tiled surround, and access to an under stairs storage cupboard providing space for coats, shoes and household equipment. The boiler is also housed here.

A door off the dining room leads through into the kitchen, fitted with a range of wooden storage units and a complementary two-sided worktop, which incorporates a single drainer sink with a mixer tap. There is space for a cooker and plumbing for a washing machine. At the far end of the kitchen is an external door, opening onto the enclosed courtyard.

The first floor accommodation comprises of two bedrooms and a bathroom. The master bedroom is a spacious double, which extends the full width across the front of the property. Within the room is a large cupboard, which extends above and below the stairs. The third bedroom is a single, which could be used as a home office or study.

Alongside is the family bathroom, fitted with a three-piece suite and comprising of a bath with a wall-mounted electric shower, a WC and pedestal wash hand basin.

Concealed stairs ascend up to the second floor, where there is a large double bedroom with a Velux roof light and eaves storage.

**TENURE**  
Freehold.



## What we love about the property...

“A fabulous family sized home, situated in a popular location close to schools, supermarkets and the town centre.”

## Property layout



## ROOM MEASUREMENTS

**Lounge**  
12'7" (3.85 m) X 14'7" (4.46 m)  
maximum measurements

**Dining Room**  
16'0" (4.88 m) X 11'2" (3.43 m)

**Kitchen**  
7'0" (2.14 m) X 14'10" (4.54 m)

**Garage**  
8'10" (2.70 m) X 16'3" (4.98 m)

**Store**  
6'3" (1.91 m) X 9'5" (2.88 m)

**Coal Store**  
6'4" (1.95 m) X 6'5" (1.96 m)

**Bedroom One**  
15'3" (4.66 m) X 10'9" (3.28 m)

**Bedroom Three**  
7'4" (2.24 m) X 8'3" (2.53 m)

**Bathroom**  
7'4" (2.24 m) X 8'5" (2.59 m)

**Bedroom Two**  
15'1" (4.62 m) X 16'2" (4.95 m)

Your viewing appointment is on

### Additional information

Council Tax Band: C  
Local Authority: South Lakeland District Council  
Services: Mains gas, electricity and water.

EPC Rating = C

### Your mortgage arrangements

Poolle Townsend Solicitors Ltd are able to help you choose from the many mortgage and life insurance products available. Please contact one of our Independent Advisers for an appointment. Your home may be repossessed if you do not keep up repayments on your mortgage.

Poolle Townsend are Independent Financial Advisers authorised and regulated by the Financial Conduct Authority. Authorised and regulated by the Solicitors Regulation Authority No.647087.

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[www.poolletownsend.co.uk](http://www.poolletownsend.co.uk)  
[enquiries@poolletownsend.co.uk](mailto:enquiries@poolletownsend.co.uk)

### We are open

Monday – Friday 9.00 – 5.00  
Saturday 9.00 – 1.00

### Our team are available weekdays

Monday – Friday 8am til 6pm

**Barrow** 01229 811811  
**Ulverston** 01229 588111  
**Grange** 015395 33316  
**Kendal** 01539 734455  
**Milnthorpe** 015395 62044

All photographs on this brochure have been taken with a combination of a wide angle lens – 10-20mm aperture and standard lens – 18-55mm.

Internet connection and speeds are available at <http://www.rightmove.co.uk/broadband-speed-in-my-area.html>