



PRICE £365,000

**29 BURNESIDE ROAD, KENDAL,
CUMBRIA, LA9 4RL**

A traditional stone built mid-terraced property, situated in a popular location within walking distance of the town centre. The property benefits from deceptively spacious accommodation laid over four levels, original period features and a private patio seating area.



4



3



3



On Road
Parking

Kitchen



DIRECTIONS

Leaving the town centre along Windermere Road, continue to the traffic lights before taking a right-hand turn into Burneside Road. Follow the road along where you will find the property situated on the right-hand side, just before the turning for Busher Walk.

LOCATION

Burneside Road is a highly sought-after residential location situated off Kendal Green. The convenient location is a short walk to the town centre's amenities as well as transport links northbound to the Lake District National Park and A591.

DESCRIPTION

29 Burneside Road is a charming and traditional stone built mid-terraced property, which boasts fantastic family sized accommodation over four floors. The property retains many original features throughout, including open fires, cornicing and corbels, whilst still providing an opportunity to update and personalise to own tastes and requirements.

The property is approached via pedestrian access through the gated forecourt garden to the front door. The front door opens into a light and airy hallway with doors leading to two reception rooms and stairs to the first and lower ground floor.

To the front, there is a fantastic sized reception room which features a bay window bathing the room in natural sunlight. Central to the room is an open fire with a marble surround and stone hearth.

The second reception room is a cosy snug overlooking the rear garden. The room features arched display cupboards either side of an open fire with a black marble surround and stone hearth.

Stairs from the hallway lead down to the lower ground floor reception room, which is currently used as a sitting room and dining space. This fabulous room is perfect for family dining and entertaining and features an original cast iron range with open fire and oven.

Located off the sitting room is the kitchen, fitted with a range of wooden storage units and a three-sided worktop which incorporates a Belfast sink. There is space for a cooker, an American-style fridge freezer and plumbing for a washing machine. A door off the kitchen leads into a storeroom, with space for household equipment.

A door at the end of the sitting room opens into a rear vestibule with access to a shower room and an external door opening onto the enclosed private patio.

Back in the main hallway, stairs lead up to the first floor accommodation which comprise of two double bedrooms and a bathroom. Both bedrooms benefit from excellent sized double proportions complemented with original open fireplaces. The bathroom has been fitted with a four piece suite which includes a claw foot bath, separate shower cubicle with handheld and overhead shower, WC and pedestal wash hand basin. A cupboard on the landing provides space for household equipment.

Stairs continue up to the second floor landing, which has two further double bedrooms and a store cupboard. Both bedrooms are excellent sized doubles and feature exposed timber beams and open fireplaces. The larger of the two bedrooms benefits from an en-suite shower room fitted with a three-piece suite.

Outside, to the rear of the property, there is a walled patio garden with a raised seating area providing space for tables and chairs.

TENURE

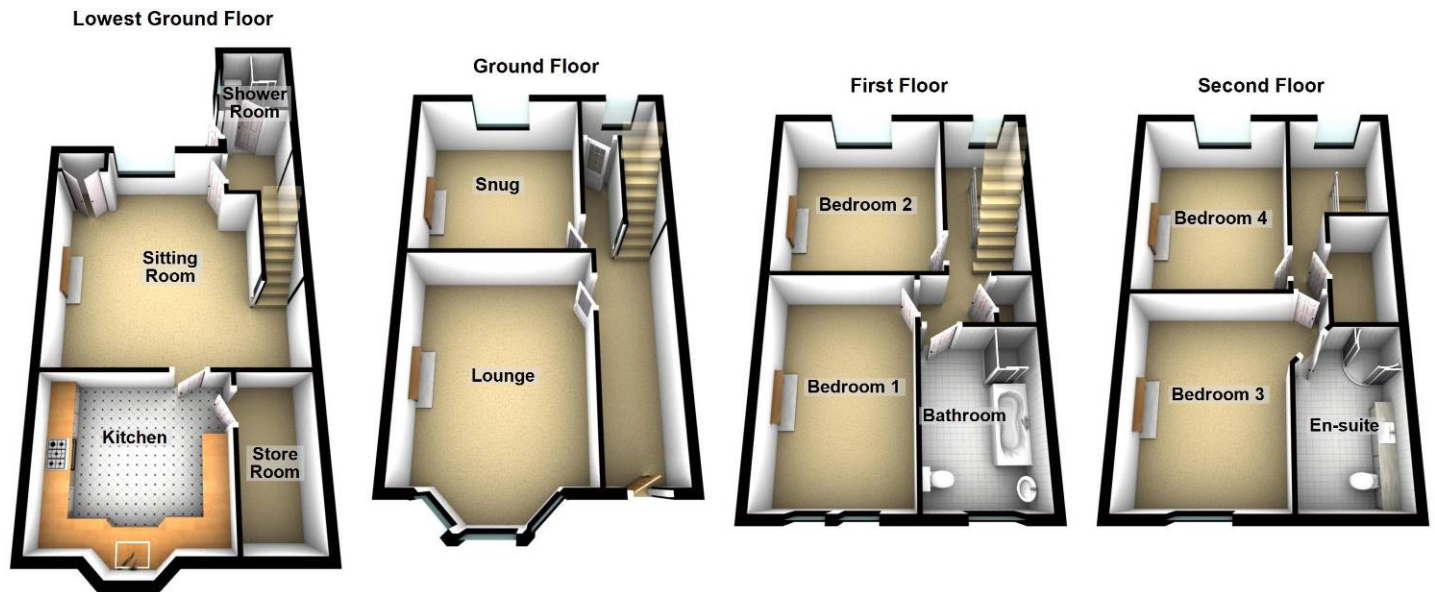
Freehold.



What we love about the property.....

"A fantastic family sized home which retains many original period features, situated within walking distance of the town centre."

Property layout



ROOM MEASUREMENTS

Lounge

12'3" (3.74 m) X 18'10" (5.75 m)
maximum measurements into the bay

Snug

11'8" (3.56 m) X 12'3" (3.74 m)

Sitting Room

16'6" (5.03 m) X 16'0" (4.88 m)

Kitchen

11'0" (3.35 m) X 10'1" (3.08 m)

Shower Room

4'7" (1.41 m) X 5'4" (1.64 m)

Bedroom One

9'8" (2.96 m) X 14'11" (4.57 m)

Bedroom Two

12'3" (3.75 m) X 10'5" (3.18 m)

Bathroom

6'1" (1.85 m) X 11'2" (3.43 m)

Bedroom Three

13'4" (4.09 m) X 13'8" (4.18 m)
maximum measurements

En-Suite

5'5" (1.65 m) X 10'5" (3.19 m)

Bedroom Four

10'3" (3.13 m) X 13'6" (4.12 m)

Your viewing appointment is on _____

Additional information

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

EPC Rating = E

Your mortgage arrangements

Poole 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.

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

Visit us at

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We are open

Monday – Friday 9.00 – 5.00
Saturday 9.00 – 1.00

Our team are available weekdays

Monday – Friday 8am til 6pm

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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>