



Kendal

£270,000

52 Park Avenue, Kendal, Cumbria, LA9 5QW

52 Park Avenue is a charming mid-terraced Victorian home, built in traditional stone and slate, and ideally positioned on the sought-after southern edge of Kendal. Positioned just a short journey from the heart of the Lake District, the property offers the opportunity to enjoy an outdoor, countryside lifestyle while still benefiting from the convenience of a well-connected town location. Excellent transport links are close by, including Oxenholme mainline station and Junction 36 of the M6, along with a range of well-regarded schools, Kendal College, supermarkets and leisure facilities.

Quick Overview

- Charming mid-terraced property
- Traditional stone and slate build
- Two receptions rooms
- Two bedrooms plus loft conversion
- Convenient location
- Early viewing recommended
- Well presented throughout
- Rear garden area
- On-street parking
- Ultrafast broadband available



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Ultrafast
Broadband
Available



On Street Parking

Property Reference: K7284



Living Room



Dining Room



Kitchen



Bedroom One

Rich in character and original features, the property welcomes you with wooden flooring flowing throughout the ground floor. Upon entry, an alcove to the left provides a practical space for coats and shoes. The first reception room is a cosy living area, enhanced by a large bay window that floods the space with natural light. A decorative tiled gas fireplace with mantel forms an attractive focal point, complemented by fireside alcoves.

Beyond, the dining room offers an ideal space for entertaining, complete with a matching fireplace and a useful understairs storage cupboard. The kitchen is positioned to the rear and features tiled flooring and part-tiled walls, with a range of white gloss wall and base units. Integrated appliances include a fridge freezer, dishwasher, a four-ring gas hob with extractor and a double Neff oven. A door leads directly out to the rear garden.

To the first floor, bedroom one is a spacious double room with two front-aspect windows allowing natural light to flood the space. The house bathroom sits across the landing and is accessed via a characterful sliding barn-style wooden door. It comprises a WC, pedestal wash hand basin and a panelled bath with glass screen and overhead shower. Bedroom two is located to the rear and offers a versatile space, ideal as a guest bedroom, home office or dressing room.

The loft has been thoughtfully converted into a spacious, light-filled room, featuring Velux windows that invite plenty of natural daylight, along with practical under-eaves storage, making it suitable for a variety of needs.

Externally, the property offers on-street parking to the front and a private, paved rear garden, perfect for low-maintenance outdoor enjoyment.

This delightful home blends period charm with modern convenience, making it an ideal choice for a range of buyers.

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Living Room: 10' 8" x 11' 2" (3.27m x 3.41m)

Dining Room: 11' 3" x 14' 9" (3.44m x 4.51m)

Kitchen: 14' 7" x 6' 11" (4.47m x 2.13m)

First Floor

Bedroom One: 10' 11" x 14' 1" (3.33m x 4.30m)

House Bathroom

Bedroom Two: 14' 7" x 6' 10" (4.46m x 2.10m)

Loft Room: 12' 9" x 14' 0" (3.89m x 4.28m)

Property Information:

Parking: On Street Parking

Tenure: Freehold

Services: Mains gas, mains electricity, mains water and mains drainage

Council Tax: Westmorland and Furness Council Tax Band : C

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

Viewings: Strictly by appointment with Hackney & Leigh.

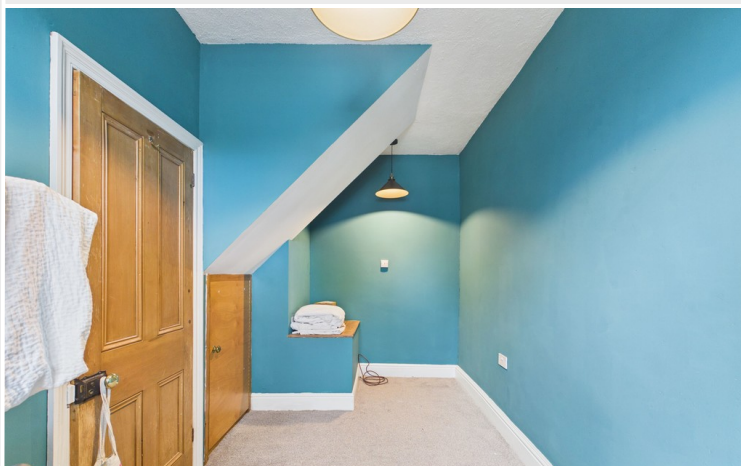
What3Words & Directions [///follow.fruit.dragon](https://www.what3words.com/#!/follow/fruit.dragon)

Leaving Kendal via the south on Milnthorpe Road, turn left at the traffic lights onto Romney Road. Continue for approximately 120 metres before turning left into Park Street. Follow Park Street to the end and turn right onto West Street. At the junction, turn right again onto Park Avenue. Continue just past the central gap in the terraces and 52 is the second to last terrace on the right hand side.

Anti-Money Laundering Regulation Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat).



Loft Room



Bedroom Two



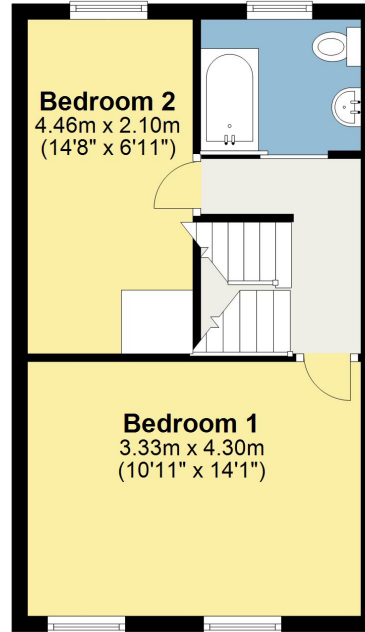
Bathroom



Rear Garden

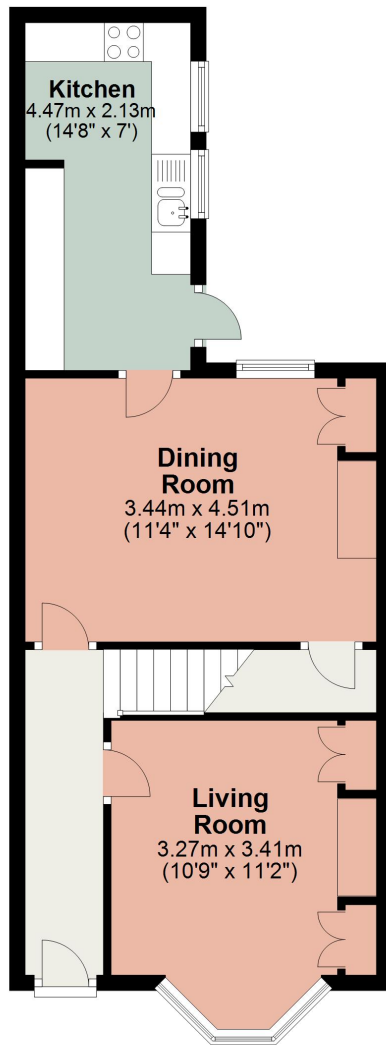
First Floor

Approx. 33.4 sq. metres (359.3 sq. feet)



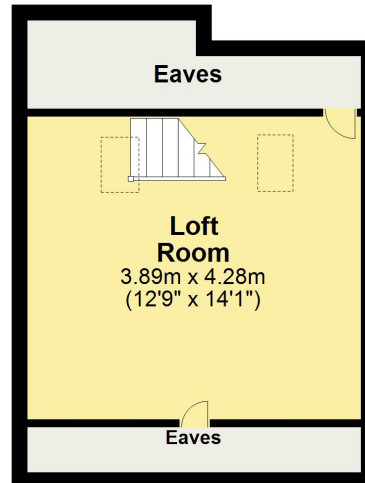
Ground Floor

Approx. 44.6 sq. metres (479.9 sq. feet)



Second Floor

Approx. 23.9 sq. metres (256.9 sq. feet)



Total area: approx. 101.8 sq. metres (1096.2 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF:

Plan produced using PlanUp.

52 Park Ave, Kendal

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