HACKNEY & LEIGH

Kendal

£350,000

54 Park Avenue, Kendal, Cumbria , LA9 5QW

Located on the sought-after southern edge of town, this traditional Victorian stone and slate end-terrace home spans three spacious floors, offering versatile living with an abundance of charm. Just a short walking distance from well regarded schools, the leisure centre, supermarkets and mainline transport links with Oxenholme train station and Junction 36 of the M6 nearby. The property is ideally placed for families and commuters alike.

While the home has been well cared for, it would benefit from some updating and modernisation, offering a wonderful opportunity for the next owners to enhance and personalise the space.

4 | 2 | 2 | D | *Ultrafast Broadband* | *On street parking and Garage*

Quick Overview

- Charming Victorian end-terrace
- Traditional stone and slate build
- Two reception rooms
- Four bedrooms
- Conveniently located
- House bathroom & top-floor shower room
- Scope for updating
- Accommodation across three floors
- On-street parking & Garage
- Ultrafast broadband available

Property Reference: K7175

Living Room

Second Reception Room

Second Reception Room

Kitchen

Upon entry, a welcoming hallway features a useful alcove with coat hangers and shoe storage. The front living room is bright and spacious, with a traditional bay window, gas fireplace and classic mantel with hearth, a cosy space full of period charm.

To the rear, a second reception room provides an ideal setting for dining or relaxed family living, featuring another gas fireplace and handy under-stairs storage. This flows directly into the fitted kitchen, which features neutral wall and base units, complete with integrated items such as a microwave, dishwasher, inset sink with drainer, Lamona 4-ring gas hob and extractor with space for a fridge/freezer along with plumbing for a washing machine and dryer. A door leads to the rear yard and garden shed.

Upstairs, the first floor is naturally lit via a side window. Bedroom One is a spacious double with two front-facing windows, while Bedroom Two, a single to the rear, is ideal for a nursery, home office or guest space. The family bathroom features a panelled bath with overhead shower, pedestal sink, WC and houses the boiler.

The top floor comprises two further generous bedrooms. Bedroom Three, a large double with two front-facing windows, includes a built-in storage cupboard. Across the landing is a convenient shower room with step-in shower cubicle, wash basin and WC. Bedroom Four, to the rear, includes a built-in wardrobe and vanity area and could serve well as a dressing room or additional double bedroom.

Externally, the property benefits from on-street parking and a rear yard and detached garage.

Brimming with potential and original features, this charming property offers a rare chance to create a beautiful, modern family home in a prime location.

Living Room

Kitchen

Bedroom Two

Bedroom Three

Bedroom Four

Shower Room

Acomodation with approximate dimensions:
Entrance Hall:
Living Room:
11' 3" x 14' 10" (3.43m x 4.53m)
Dining Room:
11' 4" x 13' 10" (3.47m x 4.22m)
Kitchen
6' 6" x 13' 11" (2.00m x 4.26m)
First floor:
Bedroom One:
10' 8" x 14' 4" (3.27m x 4.38m)
Bedroom Two:
7' 1" x 8' 9" (2.17m x 2.67m)
House Bathroom:
Second Floor:
Bedroom Three:
10' 11" x 14' 3" (3.33m x 4.35m)
Bedroom Four:
8' 4" x 11' 5" (2.55m x 3.49m)
Shower Room:

Property Information:

Parking: Unrestricted on street parking to the front & garage to the rear.

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

Tenure: Freehold

Energy Performance Certificate: The full energy performance certificate is available on our website and in our offices

Council Tax: Westmorland and Furness Council Tax Band:

Viewings: Strictly by appointment via Hackney & Leigh

What3Words & Directions ///gift.button.found

From Kendal town centre, head south on Milnthorpe Road and 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 54 is the very end terrace on the right hand side.

Bedroom One

Bathroom

Rear Yard

Garage

Rear of Property

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).

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call 01539 729711 or request online.

Need help with **conveyancing**? Call us on: 01539 792032

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Park Avenue, Kendal, LA9

Approximate Area = 1248 sq ft / 115.9 sq m
Garage = 183 sq ft / 17 sq m
Total = 1431 sq ft / 132.9 sq m
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Hackney & Leigh. REF: 1356134

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