



**HACKNEY
& LEIGH**

Kendal

£250,000

26 Caroline Street, Kendal, Cumbria, LA9 4SH

Ideal for first-time buyers, couples or investors seeking a low-maintenance second home or holiday let, this attractive two-bedroom property combines traditional character with modern comforts. Enjoying a convenient position within easy walking distance of Kendal town centre, Kendal Green and local amenities, the property is also well placed for access to Windermere Road and Plumgarths Roundabout, providing a convenient route towards Windermere and the wider Lake District.

Recently renovated and offering well-presented accommodation arranged over three levels, the property is an appealing opportunity for those looking for a home that is ready to enjoy, whether as a permanent residence, a weekend retreat or an investment.

Quick Overview

- Charming stone built end terrace house
- Two double bedrooms
- Accommodation spread across three floors
- Great access to The Lake District
- Walking distance into kendal town centre
- Low maintenance rear yard
- Recently renovated throughout
- Ideal for first time buyers or investors
- Ultrafast broadband available
- On street parking

Property Reference: K7388



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Ultrafast
Broadband
Available



On Street Parking



Living Room



Living Room



Dining Kitchen



Dining Kitchen

On entering, you are welcomed into a cosy yet light-filled living room, where a stone gas fireplace provides an attractive focal point. Dual-aspect windows to the front and rear allow natural light to flood the room, creating a warm and inviting space to relax. Stairs lead to both the lower ground floor and the first floor, making excellent use of the property's layout.

The lower ground floor is home to a spacious dining kitchen, fitted with a range of modern base units and incorporating an inset sink and drainer, four-ring induction hob, oven, dishwasher, under-counter fridge and freezer, and washing machine. Part-tiled walls provide a practical finish, while a door opens directly into the rear porch and yard, offering useful additional space.

To the first floor are two double bedrooms and the house bathroom. The upper floor benefits from Velux windows, creating bright and airy accommodation throughout. Bedroom one is a comfortable double, enjoying a rear aspect across the surrounding rooftops towards the far-reaching fells, with a Velux window enhancing the natural light. Bedroom two is a further double, slightly more compact in size, with a pleasant outlook over Caroline Street and its beautiful blossom tree, particularly attractive during the summer months.

Completing the accommodation, the well-appointed house bathroom comprises a four-piece suite including a tiled bath, separate shower cubicle, wash hand basin and WC, together with a chrome heated towel radiator.

With its characterful stone-built exterior, recently renovated interior, two double bedrooms and convenient position close to Kendal town center, this is a versatile property offering an appealing blend of town living and access to the great outdoors. Whether you are taking your first step onto the property ladder, looking for a manageable home for two, or searching for a lock-up-and-leave retreat from which to enjoy the Lake District, 26 Caroline Street is well worth a closer look.

Accommodation with approximate dimensions:

Ground Floor

Living Room:
10' 1" x 19' 4" (3.08m x 5.90m)

Lower Ground Floor

Dining Kitchen:
9' 11" x 18' 3" (3.03m x 5.58m)

First Floor

Bedroom One:
8' 9" x 10' 6" (2.68m x 3.22m)

Bedroom Two:
8' 9" x 8' 5" (2.69m x 2.58m)

House Bathroom



Living Room



Dining Kitchen



First Floor Landing



Bedroom One



Rear Aspect Views



House Bathroom

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: B

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:

///trailers.ourselves.displays

Proceed out of town along Stricklandgate, keeping left onto Windermere Road. Turn right onto Caroline Street and follow the road as it bends uphill to the left. Number 26 can be found on the right-hand side, identifiable by its pale blue door.

Anti-Money Laundering Regulations: 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).

Agent Note: Please be advised that the neighbouring property, reserves the right of use of the rear yard and a right of access across it.



Bedroom Two



House Bathroom



Front External



Rear External

Request a Viewing Online or Call 01539 729711

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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