



5 Aynam Place, Kendal
£250,000



5 Aynam Place

Kendal

Situated just off Aynam Road, this well presented end terraced home enjoys a highly convenient location within easy reach of Kendal town centre, local schools, supermarkets, leisure facilities and transport links. Offering spacious accommodation throughout, the property is ideally suited to first time buyers, investors or those seeking a home within walking distance of the town's amenities.

The ground floor accommodation is centred around a generous open plan living and dining room, creating a bright and sociable space for everyday living. The fitted kitchen is positioned to the rear of the property and offers ample storage and workspace, with direct access to the outside.

A useful basement provides valuable additional storage space and adds to the practicality of the home.

To the first floor are two well proportioned double bedrooms together with a particularly spacious family bathroom fitted with a bath and overhead shower. The accommodation is well balanced throughout and offers comfortable living space ready to be enjoyed.

Externally, the property benefits from an enclosed rear yard together with a traditional stone built outside WC, adding character and useful additional storage potential. To the front, a forecourt provides an attractive approach to the property, whilst on-street permit parking is available.

Combining generous room proportions, character features and a highly convenient Kendal location, this property presents an excellent opportunity to acquire a home within one of the town's most accessible residential areas.

- End terraced home within easy reach of Kendal town centre
- Fitted kitchen with access to the rear yard
- Spacious open plan living and dining room
- Useful basement providing additional storage space
- Two double bedrooms
- Generous family bathroom with bath and overhead shower
- Enclosed rear yard with traditional stone built outside WC
- Forecourt garden to the front
- On-street permit parking available
- Conveniently located for schools, amenities and transport links

WHAT3WORDS:///spun.twin.burns

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





ENTRY

13' 10" x 3' 0" (4.21m x 0.91m)

LIVING / DINING ROOM

27' 2" x 8' 11" (8.28m x 2.71m)

KITCHEN

14' 5" x 8' 9" (4.39m x 2.66m)

LANDING

16' 10" x 8' 6" (5.12m x 2.58m)

BEDROOM

12' 1" x 9' 9" (3.68m x 2.98m)

BEDROOM

11' 11" x 8' 9" (3.64m x 2.67m)

BATHROOM

12' 8" x 7' 6" (3.87m x 2.29m)

BASEMENT

13' 11" x 12' 4" (4.24m x 3.75m)

SERVICES

Mains electric, mains gas, mains water, mains drainage

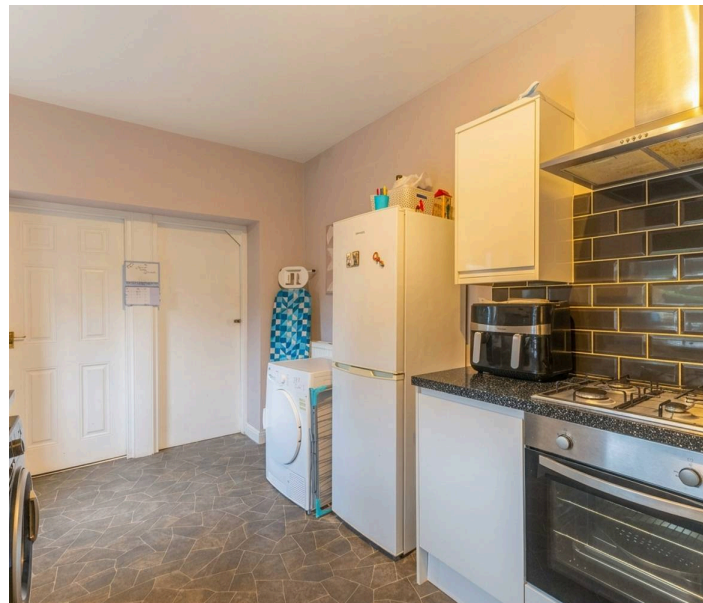
EPC RATING D

COUNCIL TAX BAND currently Band B

TENURE: FREEHOLD

IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



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