



**POOLE
TOWNSEND**

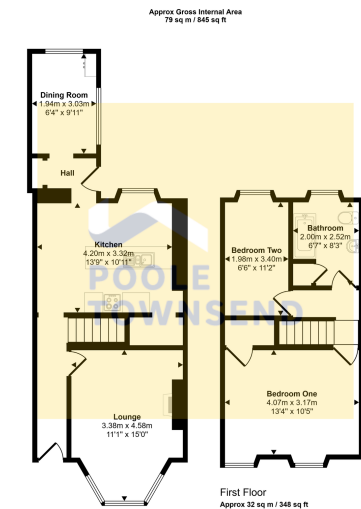
44 Park Avenue,
£275,000

2 1 2



- Terraced House
- 2 Bedrooms
- 2 Reception Rooms
- Modern Bathroom
- Full-Width Rear Kitchen
- On-Road Parking
- Courtyard Patio
- Popular & Ideal location
- Tenure: Freehold
- Council Tax Band: C

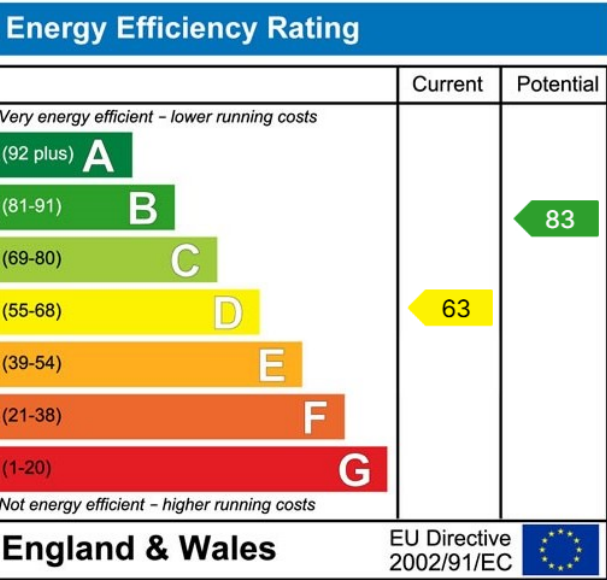




Ground Floor
Approx 46 sq m / 497 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Some of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Situated on the edge of the thriving market town of Kendal, this traditional stone-built mid-terraced home beautifully combines period charm with modern, tasteful décor. The property offers generously proportioned, naturally light accommodation, perfect for both family living and entertaining. The ground floor features a cosy living room with an open fire, creating a warm and inviting focal point, alongside a formal dining room ideal for family meals or hosting guests. The kitchen is spacious and thoughtfully designed, offering a practical seating area and a walk-in pantry, providing excellent storage and workspace. Upstairs, the property boasts two generously sized double bedrooms, each bright and airy, alongside a modern, well-appointed bathroom. Outside, a walled courtyard patio provides a private outdoor space, perfect for enjoying a morning coffee, alfresco dining, or arranging potted plants.



Visit us at
www.pooletownsend.co.uk
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We are open
 Monday – Friday 9.00 – 5.00
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