



**POOLE  
TOWNSEND**

44 Park Avenue,

£275,000

2 1 2



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





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.

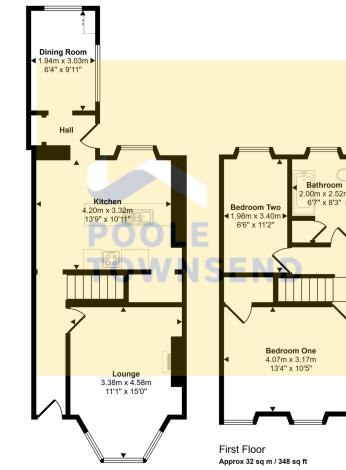
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We are open

Monday – Friday 9.00 – 5.00  
 Saturday 9.00 – 1.00

Approx Gross Internal Area  
 79 sq m / 845 sq ft



Ground Floor  
 Approx 46 sq m / 497 sq ft

This floor plan 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 errors, omissions or misstatements. Details of items such as bathroom suites are representations only and may not look like the real items. Made with TradeSmart 200.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Barrow 01229 811811  
 Ulverston 01229 588111  
 Grange 015395 33316  
 Kendal 01539 734455  
 Milnthorpe 015395 62044