



Kendal

£185,000

75 Windermere Road, Kendal, Cumbria, LA9 5EP

75 Windermere Road is an attractive stone and slate mid-terrace cottage arranged over three floors, offering well-proportioned and characterful accommodation including a fitted kitchen, living/dining room, three bedrooms and a house bathroom and has the benefit of a rear yard. Ideally suited to a range of buyers, including first-time purchasers and investors. The property is available with no upward chain, presenting an excellent opportunity for those seeking a conveniently located home within easy reach of local amenities.

Quick Overview

- Attractive mid terrace cottage
- Cosy living/dining room with open fire
- Fitted kitchen with appliances
- Three bedrooms
- House bathroom
- Enclosed rear yard with decking area
- Useful outhouse
- No upward chain
- Close to local amenities
- Ultrafast Broadband speed*



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Ultrafast



On street parking

Property Reference: K7267



Living/dining room



Living/dining room



Kitchen



Bedroom One

Situated to the north of the market town of Kendal, the property enjoys a pleasant position within walking distance of the historic town centre. It is also close to the popular Kendal Green area, where there is a local shop and a nearby bus stop, making it ideal for both day-to-day living and commuting.

Accessed via a gated alleyway, the entrance leads into the kitchen, which overlooks the rear yard. The kitchen is fitted with a range of wall and base units, including a useful pantry cupboard, complemented by worktops with an inset sink and drainer. There are coordinating part-tiled walls and a tiled floor, along with a built-in oven, four-ring electric hob with extractor over and space for a fridge/freezer and plumbing for washing machine.

The living/dining room is a cosy and inviting space featuring a characterful fireplace with an open fire, stone inset and hearth, and a wooden mantel. A window to the front aspect allows for natural light, while a door provides access to the outside. Stairs from this room lead up to the first floor.

On the first floor, the landing includes a useful built-in wardrobe and further stairs rising to the second floor. Bedroom one is a double room with a front-facing aspect, while bedroom two is another double room enjoying views to the rear. The house bathroom is fitted with a three-piece suite comprising a panel bath with shower over, wash hand basin and WC. Complemented by part-tiled walls, a heated towel rail and a window.

The second floor hosts bedroom three, a further double room benefiting from a dual aspect and a useful over-stairs storage cupboard, making it a versatile space suitable for a variety of uses.

Externally, the property features a rear yard designed for low maintenance, including a decking seating area ideal for outdoor relaxation. There are two outside taps, steps leading to a bin storage area and an outhouse providing additional storage with shelving.

Offered for sale with no upward chain, this appealing home combines character, space and a convenient location. An early viewing is highly recommended to fully appreciate all it has to offer.

Accommodation with approximate dimensions:

Ground Floor

Kitchen 8' 7" x 9' 10" (2.62m x 3.00m)

Living/Dining Room 8' 8" x 26' 10" (2.66m x 8.18m)

First Floor

Landing

Bedroom One 9' 1" x 10' 7" (2.77m x 3.23m)

Bedroom Two 8' 10" x 8' 11" (2.71m x 2.74m)

Bathroom

Second Floor

Bedroom Three 9' 2" x 15' 5" (2.81m x 4.71m)

Parking: On street parking.

Property Information:

Tenure: Freehold.

Council Tax: Westmorland and Furness Council - Band B.

Services: Mains gas, Mains water, mains electricity and mains drainage.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

What3Words & Directions: [///parade.sting.hype](https://www.what3words.com/parade.sting.hype)

Proceeding north out of Kendal along Windermere Road, number 75 can be found on the right-hand side a short distance beyond the turning for Kendal Green. Access is via a gated entrance, continuing along the alleyway to the second door on the right-hand side.

Viewings: Strictly by appointment with Hackney & Leigh.

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 £42.67 (inc. VAT) per individual or £36.19 (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 £120 (incl. vat).



Bedroom Two



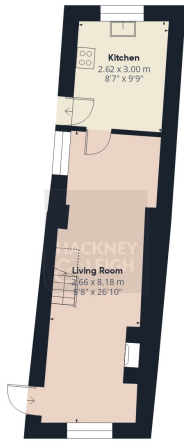
Bathroom



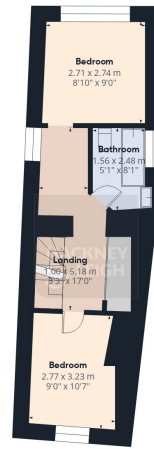
Bedroom Three



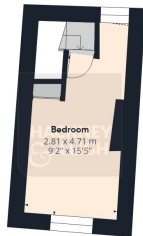
Rear yard



Floor 0



Floor 1



Floor 2



Approximate total area^m
 69.1 m²
 743 ft²

Reduced headroom
 0.9 m²
 9 ft²

(1) Excluding balconies and terraces

Reduced headroom
 Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 08/04/2026.

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