



Kendal

£265,000

57 Aynam Road, Kendal, LA9 7DW

Situated in the heart of Kendal, within a popular and convenient residential area, 57 Aynam Road is a well-proportioned traditional mid-terraced home enjoying delightful views over the River Kent. The property is ideally positioned just a short stroll from the town centre, local amenities and Abbot Hall Park, while also offering excellent transport links with easy access to Oxenholme Lake District railway station and the M6. The property also benefits from double glazing windows throughout.

Quick Overview

- Mid-terraced townhouse
- Spacious open plan living area
- Three double bedrooms
- Versatile accomodation over three floors
- Character bay windows
- Views over River Kent
- No upward chain
- Central Kendal location
- Off-road parking
- Ultrafast broadband



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Ultrafast
Broadband

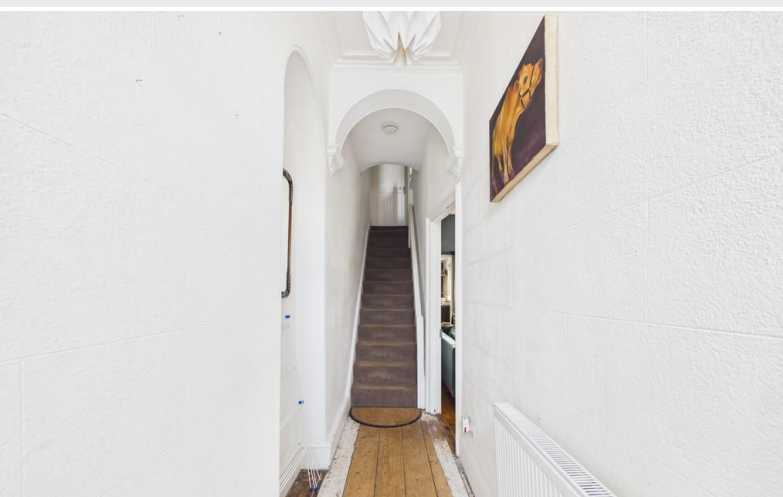


Off-Road Parking

Property Reference: K7306



Front Views



Entrance Hall



Dining Area



Living Area

Upon entering the property, a welcoming entrance hallway provides access to the first floor and leads through to the principal reception space. The open plan living and dining room is a bright and inviting area, enhanced by an impressive bay window to the front aspect which enjoys views towards the River Kent. The room features a charming fireplace with wooden mantle and stone hearth, complemented by alcove shelving and useful built-in storage cupboards. To the rear of the room, A rear aspect window allows additional natural light, while one cupboard discreetly houses the Intergas boiler.

The kitchen is fitted with a range of wall and base units, incorporating a Zanussi four-ring induction hob with oven, grill and extractor hood over. There is a sink and drainer, space for an undercounter washing machine and further space for a fridge freezer. Side aspect windows provide good natural light, and a door leads out to the rear yard.

Stairs descend to the lower ground floor, where there is useful hanging space within the stairwell and additional understairs storage. This level hosts a generously sized double bedroom, benefiting from a front aspect window and its own en-suite shower room. The en-suite comprises a three-piece suite including a corner shower, WC, wash hand basin, heated towel rail, and part tiled walls and flooring.

Returning to the main hallway, stairs rise to the first-floor landing, where a useful storage cupboard and loft access can be found. The principal bedroom is a spacious double featuring a large bay window with attractive views over the River Kent and Abbot Hall. A further double bedroom is located to the rear, overlooking the yard.

The house bathroom is well-appointed with a four-piece suite comprising a roll-top bath, corner shower with rainfall head, WC and wash hand basin. The room is finished with vinyl flooring, part tiled walls and a rear aspect window.

Externally, the property benefits from an enclosed front patio area, ideal for enjoying the riverside setting. To the rear, there is a low-maintenance flagged patio along with the added advantage of an allocated parking space.

This attractive and versatile home will appeal to a wide range of buyers, including first-time purchasers, professional couples, or those seeking a well-located second home or investment opportunity within Kendal. With its generous accommodation, character features and sought-after riverside position, early viewing is strongly recommended to fully appreciate all that this property has to offer.

Accommodation with approximate dimensions:

Ground floor



Kitchen



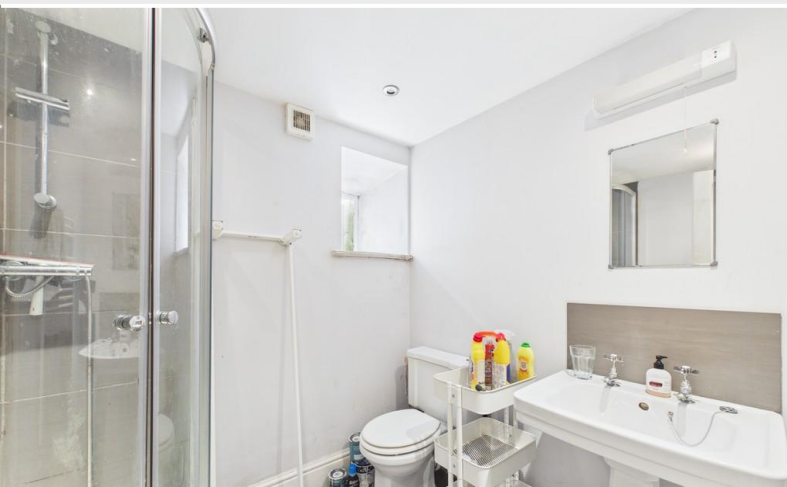
Kitchen



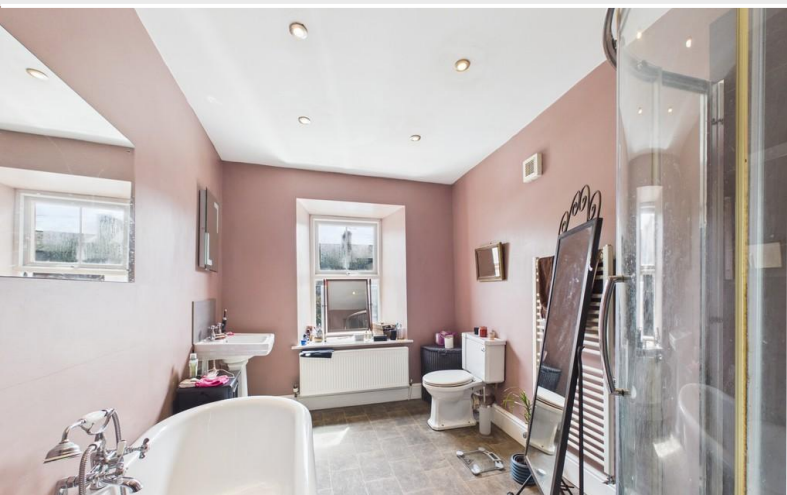
Stairwell



Bedroom Two



Bedroom Two En-suite



Bathroom

Entrance hall

Living Area 12' 9" x 9' 7" (3.91m x 2.94m)

Dining Area 9' 10" x 9' 7" (3.01m x 2.94m)

Inner Kitchen 11' 0" x 7' 3" (3.37m x 2.22m)

Kitchen 7' 7" x 6' 7" (2.32m x 2.03m)

Lower ground floor

Bedroom two 14' 8" x 12' 7" (4.49m x 3.85m)

En-suite

First floor

Cupboard

Bedroom one 11' 3" x 13' 6" (3.43m x 4.14m)

Bedroom two 11' 4" x 7' 8" (3.47m x 2.36m)

Bathroom

Property information:

Parking Off-road parking

Tenure: Freehold

Council Tax: Westmorland and Furness Council - Band C

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

What3Words & Directions: [///class.soda.unfair](http://class.soda.unfair)

Leave Kendal centre following the one way system South along Aynam Road with the River Kent on your right, pass Queen Katherine Street, Parr Street and Aynam place number 57 is located on the left.

Viewings: Strictly by appointment with Hackney & Leigh.



Bathroom



Bedroom Three



Bedroom One



Side External



Rear External

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

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 (incl. 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).

Meet the Team

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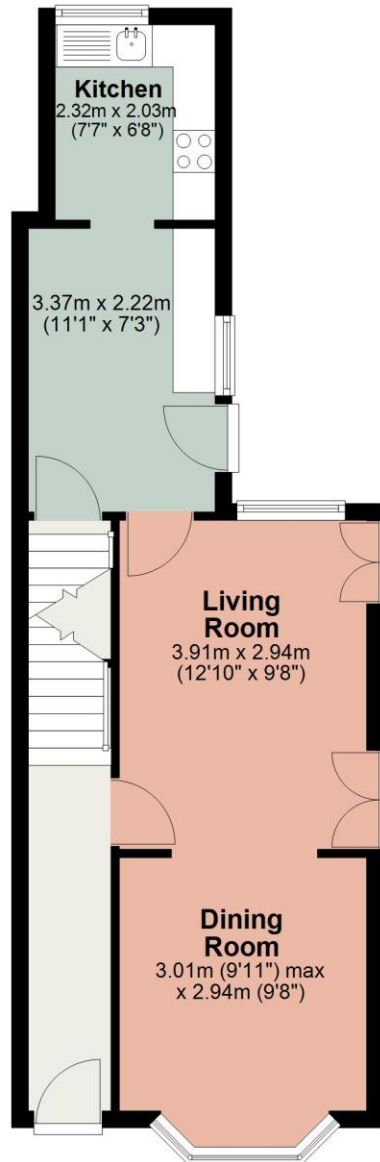


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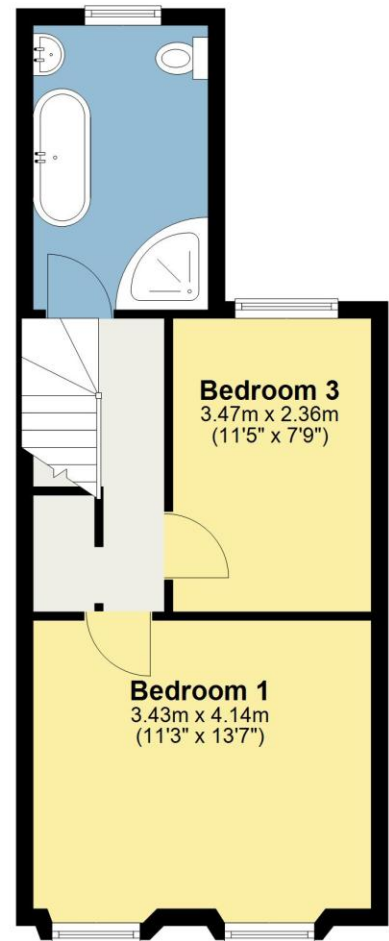
Ground Floor

Approx. 41.1 sq. metres (442.3 sq. feet)



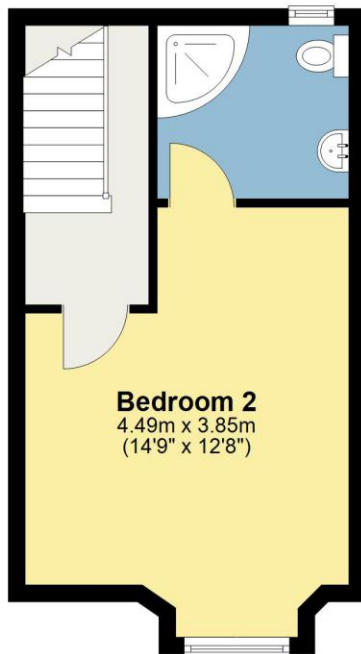
First Floor

Approx. 35.8 sq. metres (385.7 sq. feet)



Basement

Approx. 26.6 sq. metres (286.3 sq. feet)



Total area: approx. 103.5 sq. metres (1114.3 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: Plan produced using PlanUp.

57 Aynam Road, Kendal

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