



6 Aikrigg Avenue, Kendal
£210,000



6 Aikrigg Avenue

Kendal

A traditional mid-terraced residence occupying a pleasant position on this private road alongside the River Kent with delightful views across the river. The property offers easy access to the market town and all the local amenities along with the M6 motorway, mainline railway station at Oxenholme and the Lake District National Park.

Situated in a sought-after location, this mid-terraced property presents a fantastic opportunity for those looking for a project. The property is in need of updating and decorating but has great potential. On the ground floor, you will find two reception rooms comprising a lounge and a sitting room, providing ample space for relaxation. The kitchen comes with access to the pantry/store and leads out to the rear garden.

Moving upstairs, there are three bedrooms along with a three-piece suite bathroom. Ideal for first-time buyers or those looking for an investment opportunity, this property is conveniently located with easy access to the town centre.

Outside, the property boasts an enclosed rear garden that provides a blank canvas for those with a green thumb. The garden, although needing some maintaining, features well-established hedges that offer privacy and seclusion. A paved patio seating area provides the perfect spot for al fresco dining or enjoying a morning coffee. Ample planted beds offer an opportunity for gardening enthusiasts to create their own oasis. Additionally, on-street parking ensures that parking will never be a concern for residents of this property. Don't miss your chance to transform this house into a beautiful home with a cosy outdoor space to enjoy the fresh air and host gatherings with friends and family.

- Newly replaced Combi boiler
- In need of updating and decorating
- Two reception rooms with a lounge and sitting room
- Kitchen with access to the pantry/store and rear garden
- Three bedrooms on the first floor
- A three piece suite bathroom
- Enclosed rear garden
- On street parking to the front
- Would be a great first time buyers home or investment property
- Easy access to the town centre

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.

EPC RATING TBC

SERVICES

Mains electric, mains gas, mains water, mains drainage

COUNCIL TAX:BAND C

TENURE:FREEHOLD

DIRECTIONS

From Stricklandgate turn right on to Burneside Road at the traffic lights and continue along the road. Just after passing under the railway bridge turn right on to Aikrigg Avenue and number 6 is located on the right.

WHAT3WORDS:///hood.prune.unfocused





GROUND FLOOR

ENTRANCE HALL

11' 11" x 5' 3" (3.64m x 1.59m)

LOUNGE

14' 10" x 9' 2" (4.53m x 2.80m)

SITTING ROOM

14' 8" x 12' 10" (4.47m x 3.91m)

KITCHEN

10' 6" x 8' 3" (3.20m x 2.52m)

PANTRY/STORE

7' 3" x 5' 7" (2.20m x 1.71m)

FIRST FLOOR

LANDING

6' 11" x 4' 3" (2.11m x 1.29m)

BEDROOM

12' 1" x 10' 6" (3.68m x 3.19m)

BEDROOM

12' 8" x 8' 11" (3.87m x 2.71m)

BEDROOM

9' 7" x 6' 11" (2.93m x 2.12m)

BATHROOM

6' 0" x 5' 3" (1.82m x 1.61m)











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