



Kendal

£285,000

12 Romney Avenue, Kendal, Cumbria, LA9 5QT

Welcome to 12 Romney Avenue, a three-bedroom semi-detached home situated just off Romney Road in Kendal. The property offers well-proportioned accommodation comprising a living room, kitchen, three bedrooms and a house bathroom, together with an attractive rear garden and on-road parking. Ideally suited to first-time buyers or families, this property offers a fantastic opportunity to make a home of your own.

Quick Overview

- Charming semi-detached home
- Three well appointed bedrooms
- Spacious bay-fronted living room
- Fitted kitchen with breakfast bar
- Well maintained enclosed rear garden
- Patio area for outdoor entertaining
- Desireable area with easy access to A591
- Walking distance to schools and college
- Convenient access to Kendal town centre
- Ultrafast broadband speed*



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TBC



Ultrafast
Broadband



On-road Parking

Property Reference: K7390



Entrance Hall



Living Room



Kitchen



Bathroom

Conveniently located for a range of local amenities, the property is within easy reach of well-regarded schools and just a short walk from Kendal College. Kendal town centre is also nearby, offering a variety of shops, cafés, bars and restaurants. For those commuting or looking to explore further afield, the A591 provides convenient access towards the M6 motorway and the stunning scenery of the Lake District National Park.

Entering through the front door, the hallway provides access to the ground floor accommodation and stairs leading to the first floor, with useful space for coats and shoes. Positioned to the right, the living room enjoys a bay-fronted window, allowing natural light to fill the space. A gas fireplace set within an attractive stone inset spanning the wall, complete with a stone hearth, creates a characterful focal point to the room.

The kitchen is fitted with a range of wall and base units, complemented by a breakfast bar with space for stools, providing a practical spot for casual dining. Dual rear-aspect windows bring in natural light, while the worktops are finished with decorative tiled splashbacks. An integrated four-ring induction hob sits above an oven and grill, with an extractor hood above, while a sink and drainer are positioned beneath one of the windows. Further features include space for an under-counter washing machine and fridge freezer, along with two additional storage cupboards, one of which houses the hot water cylinder. A side door provides convenient access to the outside.

Stairs lead to the first-floor landing, which benefits from a side-aspect window and a loft access hatch. The house bathroom is fitted with a three-piece suite comprising a panelled bath with an overhead shower, WC and wash hand basin. Tiled walls and flooring provide a practical finish, while a wall-mounted heated towel rail and side-aspect window complete the space.

Bedroom one is a generously sized double room positioned to the rear, enjoying a pleasant outlook over the garden. Bedroom two is a further double bedroom located to the front, while bedroom three is a single room, also with a front-aspect window. Offering flexibility to suit a range of needs, the third bedroom could equally be used as a child's bedroom, home office or study.

Externally, the property features a small front courtyard with a pathway leading to the entrance, bordered by established shrubs and a rockery. To the rear, a flagged patio provides space for outdoor seating and entertaining, leading through a gate to a well-maintained lawn. Enclosed by fencing and complemented by a variety of shrubs, the garden offers an attractive outdoor space to relax and enjoy during the warmer months.

Offering comfortable accommodation, a versatile layout and a pleasant rear garden, 12 Romney Avenue presents an appealing opportunity for first-time buyers, families and those seeking a home within easy reach of Kendal town centre and the Lake District. Early viewing is recommended to appreciate what this property has to offer. Contact our office today to arrange your viewing.

Accommodation with approximate dimensions:

Entrance Hall

Living Room

17' 11" x 12' 4" (5.47m x 3.78m)

Kitchen

10' 1" x 18' 7" (3.09m x 5.68m)

First Floor Landing

Bathroom

Bedroom One

12' 0" x 13' 0" (3.68m x 3.97m)

Bedroom Two

12' 10" x 12' 0" (3.92m x 3.68m)

Bedroom Three

7' 8" x 6' 9" (2.34m x 2.07m)

Parking:

On-street parking

Property Information:

Tenure: Freehold

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

Council Tax: Westmorland and Furness Council Tax Band: C

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

Viewings: Strictly by appointment with Hackney & Leigh.

What3Words & Directions: [///define.fats.brand](https://www.what3words.com/define/fats.brand)

Heading south out of Kendal on the A6 Milnthorpe Road, turn left at the traffic lights onto Romney Road. Take the first right onto Romney Avenue, where number 12 is located at the bottom of the street on the right hand side.

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 (inc. 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).



Bedroom One



Bedroom Two



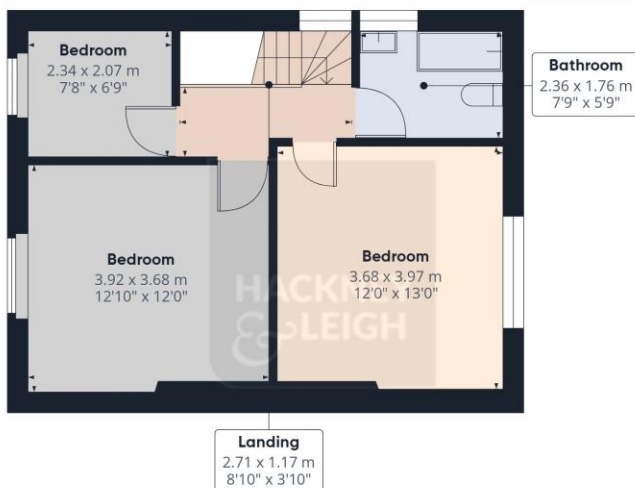
Bedroom Three



Rear External



Floor 0



Floor 1



Approximate total area⁽¹⁾

87.4 m²
940 ft²

(1) Excluding balconies and terraces

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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