



22 Windermere Road, Kendal
£250,000



22 Windermere Road

Kendal

Conveniently positioned within easy reach of Kendal town centre, this characterful former stable and coach house offers well presented accommodation, a private rear garden and excellent access to both local amenities and transport links. Having been extensively renovated in recent years, the property provides a ready to move into home full of charm and individuality.

The ground floor centres around a spacious open plan kitchen, dining and living area, creating a sociable and versatile space for everyday living. The layout offers clearly defined areas whilst retaining an open feel, making it equally suited to relaxing, dining and entertaining.

To the first floor is a bright sitting room featuring a Juliet balcony overlooking the garden below. This attractive space enjoys a pleasant outlook and offers additional flexibility to the accommodation. Also on this floor are two bedrooms and a contemporary bathroom.

Externally, the property benefits from a private rear garden which enjoys a sunny aspect and offers excellent potential for further enhancement. Providing a surprising degree of privacy for such a central location, the garden creates a wonderful outdoor space to enjoy throughout the warmer months.

Combining character, modern presentation and a highly convenient location, this unique home is well placed for Kendal town centre, the Lake District and M6 connections, making it an excellent option for a range of purchasers.

- Characterful former stable and coach house conversion
- Extensively renovated in recent years
- Open plan kitchen, dining and living space
- First floor sitting room with Juliet balcony overlooking the garden
- Two bedrooms
- Contemporary bathroom
- Private rear garden enjoying a sunny aspect
- Resident permit parking available nearby
- Flexible accommodation arranged over two floors
- Convenient Kendal location close to the town centre, Lake District, A591 and M6 connections

WHAT3WORDS:///cracks.patio.curiosity

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





KITCHEN / DINING AREA

17' 7" x 13' 5" (5.37m x 4.08m)

KITCHEN

12' 1" x 5' 2" (3.68m x 1.57m)

LIVING ROOM

13' 7" x 12' 8" (4.15m x 3.85m)

BEDROOM

10' 0" x 6' 7" (3.04m x 2.01m)

BEDROOM

9' 11" x 6' 9" (3.02m x 2.07m)

BATHROOM

9' 11" x 5' 1" (3.03m x 1.54m)

SERVICES

Mains electric, mains gas, mains water, mains drainage

EPC RATING D

COUNCIL TAX BAND currently Band B

TENURE: FREEHOLD

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.



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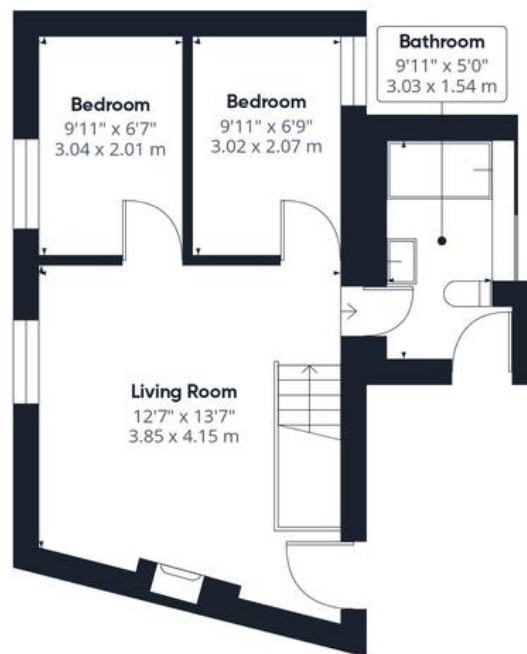
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Ground Floor



Floor 1



Approximate total area⁽¹⁾

696 ft²

64.6 m²

Reduced headroom

14 ft²

1.3 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

GIRAFFE360



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