



Kendal

£285,000

28 Romney Road, Kendal, Cumbria, LA9 5RA

Welcome to 28 Romney Road, a well-presented three-bedroom mid-terraced home offering a blend of character features and contemporary styling. Ideally positioned within easy reach of Kendal town centre, the property is conveniently located for a range of local amenities, including shops, cafés, restaurants and bars. Kirkbie Kendal School and Kendal College are also within comfortable walking distance, while the nearby A591 provides convenient access to the M6 motorway and the Lake District National Park.

Quick Overview

- Three-bedroom mid-terraced home
- Two spacious reception rooms
- Character features and contemporary styling
- Well-equipped kitchen with range cooker
- Ground floor shower room
- Good storage throughout
- Loft-converted principal bedroom
- Versatile external gym or home office
- Convenient location close to Kendal town centre
- Ultrafast Broadband Available



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Ultrafast
Broadband



On-Street Parking

Property Reference: K7394



Entrance Hall



Living Room



Living Room



Dining Room

The accommodation briefly comprises an entrance hallway, two reception rooms, a well-equipped kitchen, a ground floor shower room, a first floor bathroom and three bedrooms, including an impressive loft bedroom. Externally, there is a small front yard, rear yard and a converted external garage currently utilised as a home gym, offering excellent versatility for a variety of uses.

Entering through the front door, the hallway provides access to the ground floor accommodation, with stairs rising to the upper floors. There is useful space for a shoe rack, along with an alcove incorporating shelving, ideal for keys and everyday essentials.

Positioned to the left, the main living room is a welcoming space, with a front-facing bay window allowing plenty of natural light to filter through. A cast iron wood-burning stove sits upon a slate hearth, complemented by a floating wooden mantle above, creating an attractive focal point. Fireside alcoves with glass shelving add a contemporary touch while retaining the property's characterful appeal.

The second reception room provides an ideal dining space, featuring a rear-facing window and a gas fireplace set within a stone surround and hearth, finished with decorative tiling and a wooden mantle. Two useful storage cupboards sit to the left, while a separate door opens to a further under-stairs cupboard with lighting, providing practical additional storage.

An opening leads through to the kitchen, fitted with a range of base units and a sink with drainer. There is space for an under-counter washing machine and dishwasher, alongside provision for a freestanding fridge freezer. A five-ring electric range cooker with extractor above provides a well-equipped cooking area, while two side-facing windows bring in natural light. A wall-mounted heated towel rail completes the space.

A door from the kitchen leads into the ground floor shower room, finished with tiled walls and a side-facing window. The suite comprises a corner shower with handheld attachment, wash hand basin with integrated storage drawers, wall-mounted LED mirror and WC, together with a heated towel rail.

Stairs rise to the first-floor landing, where the house bathroom is positioned to the right. Fitted with a four-piece suite, the room includes a panelled bath, walk-in corner shower with handheld attachment, wash hand basin with integrated storage and WC. A wall-mounted LED mirror, heated towel rail and rear-facing window complete the room, while a separate storage cupboard houses the property's boiler.

Bedroom three is situated to the rear and offers a single bedroom, with a rear-facing window and access to a walk-in storage cupboard. Bedroom two is positioned to the front, providing a double bedroom with dual front-facing windows.

A further staircase leads to the loft-converted principal bedroom, a characterful space enhanced by exposed wooden beams and a Velux roof light. Under-eaves storage runs along both the front and rear walls, making practical use of the available space.

Externally, the property benefits from a small rear yard, along with a converted external garage currently arranged as a home gym.



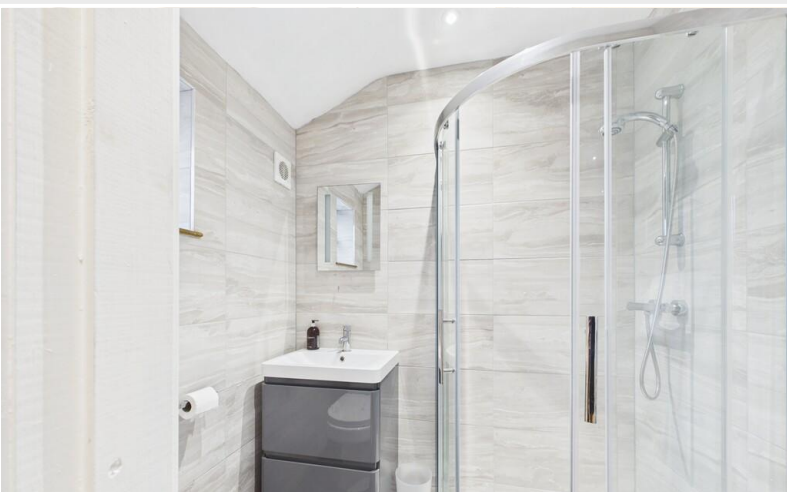
Dining Room



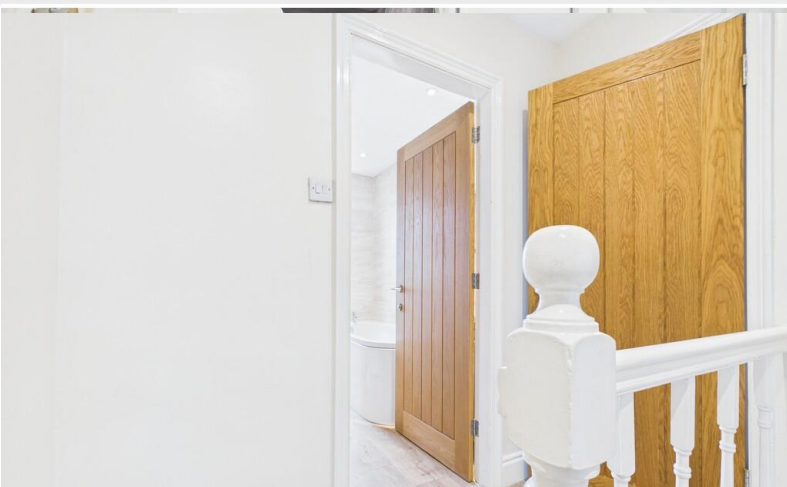
Kitchen



Kitchen



Shower Room



First Floor Landing



Bathroom

Complete with windows, power and lighting, this versatile space could lend itself to a home office, hobby room or children's playroom, subject to any necessary consents. To the front, a small yard sits beyond the bay window, with a stone wall providing separation from the pavement.

Offering well-proportioned accommodation, appealing character features and versatile additional space, this property would make an excellent first home, family home or investment opportunity. With Kendal town centre and local amenities close by, early viewing is recommended to fully appreciate all that this home has to offer. Contact our office today to arrange your viewing.

Accommodation with approximate dimensions:

Entrance Hall

Living Room

14' 7" x 10' 5" (4.47m x 3.19m)

Dining Room

11' 1" x 13' 4" (3.39m x 4.07m)

Kitchen

14' 7" x 6' 11" (4.47m x 2.13m)

Shower Room

First Floor Landing

Bathroom

Bedroom Three

11' 3" x 6' 11" (3.45m x 2.13m)

Bedroom Two

8' 2" x 14' 0" (2.51m x 4.28m)

Bedroom One

19' 3" x 13' 5" (5.88m x 4.10m)

External Gym Room

14' 3" x 9' 2" (4.35m x 2.8m)

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.



Bedroom Three



Bedroom Two



Bedroom One



External Gym Room



Rear Yard

Viewings:

Strictly by appointment with Hackney & Leigh.

What3Words & Directions:

///guard.limbs.bronze

Leaving Kendal on Milnthorpe, A6, turn left at the traffic lights just after the college onto Romney Road. Number 28 is located to the right hand side between Howard Street and Ford Terrace.

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).

Meet the Team

Keira Evans

Branch Manager & Property Valuer
Tel: 01539 729711
Mobile: 07469 857687
keiraevans@hackney-leigh.co.uk



Shannon Hipwell-Dixon

Senior Sales Negotiator
Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Holly Strickland

Sales Negotiator
Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Jamee Davies

Sales Negotiator
Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Felicity Warman

Property Valuer
Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Maurice Williams

Viewing Team
Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Gail Reaney

Viewing Team
Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Jo Thompson

Letting Manager
Tel: 01539 792035
jthompson@hackney-leigh.co.uk



Viewings available 7 days a week
including evenings with our
dedicated viewing team
Call **01539 729711** or request
online.

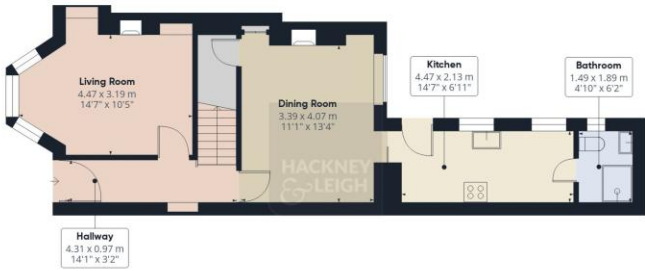
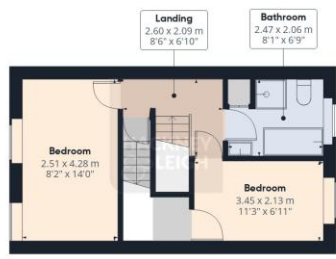


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Hackney & Leigh Ltd 100 Stricklandgate, Kendal, Cumbria, LA9 4PU | Email: kendalsales@hackney-leigh.co.uk

 Floor 0 Building 1	 Floor 1 Building 1	 Approximate total area⁽¹⁾ 114 m² 1229 ft² Reduced headroom 8.5 m² 91 ft²
 Floor 2 Building 1	 Floor 0 Building 2	(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. GIRAFFE360

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 22/10/2026.