



KENDAL

4 Burneside Road, Kendal, Cumbria, LA9 4RL

A traditional mid terraced stone and slate cottage laid out over three floors with the benefit of a 19' through living room with sun room and private walled rear yard on the ground floor, a 17' dining kitchen on the lower ground floor and two bedrooms and modern bathroom at first floor level.

Situated in a convenient location just off Windermere Road the cottage enjoys a spacious well planned layout benefiting from gas central heating and UPVC double glazing to all but one window. There is no upward chain making this an ideal property for the first time buyer or for those seeking an investment property.

- Mid terraced two bedroom cottage
- Excellent living room & Dining Kitchen
- Convenient location with private walled yard
- Energy Rating Band E

£129,950

Hackney & Leigh

Property Sales, Lettings & Conveyancing



Ref: K5497



2 Bedrooms



1 Bathroom



1 Living Room

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Living Room

Location: From the Hackney & Leigh Office in Kendal proceed along Windermere Road taking the right hand turn onto Burneside Road. The property is then found on the left hand side of the road next door to the Odd Fellows Arms.

Note: South Lakeland District Council operates a residents parking scheme where each property is entitled to two free permits for parking in the local vicinity on Burneside Road and the surrounding streets.

Description: This attractive stone and slate cottage is located on the level just off Windermere Road and offers the new owners a home ready to move into with newly laid carpet to the stairs and first floor and some new internal doors. The generous living room is complemented by the large dining kitchen and the two bedrooms and modern bathroom. Completing the picture is a private enclosed walled garden/yard with store, gas central heating and UPVC double glazing to all but one window. Early possession is available.

Accommodation with approximate dimensions:

Ground Floor

Entrance Porch with glazed screen and door into the living room.

Living Room 19' 7" x 10' 3" (5.97m x 3.12m) a splendid

room, light and airy with UPVC double glazed windows to the front and rear. Open fireplace with raised slate hearth and mantle shelf. Two radiators, down lights and TV aerial point. Concealed staircases to the lower ground floor and first floor.

Sun Room 7' 5" x 6' 6" (2.26m x 1.98m) with double glazed French doors with matching side panels to the enclosed rear garden/yard. Glazed roof, tiled floor and wall mounted Glow-worm gas boiler.

Lower Ground Floor

Dining Kitchen 17' 4" x 11' (5.28m x 3.35m) a great room with open staircase and windows to the front and rear, one being UPVC double glazed. Fitted with an attractive range of wall and base cupboard with complementary working surfaces with inset white enamel bowl and half sink with mixer tap. Tiled floor and part tiled walls, down lights and radiator. Space for slot in oven and fridge freezer.

Utility/Store 6' 9" x 3' 9" (2.06m x 1.14m) with plumbing for washing machine, power and light. Tiled floor.

First Floor

Landing with UPVC double glazed window. Airing cupboard with hot water cylinder and shelving for linen.



Dining Kitchen

Bedroom 1 11' 1" x 7' 7" (3.38m x 2.31m) with UPVC double glazed window, radiator and shelved alcove.



Bedroom 1

Bedroom 2 8' 3" x 7' 6 max" (2.51m x 2.29m) with UPVC double glazed window enjoying rooftop views across to open fell. Radiator.

Bathroom having complementary tiled walls and floor. A white three piece suite comprises; panel bath with shower over, wash hand basin and WC. Panelled ceiling, extractor fan

and down lights.

Outside: To the rear is a private enclosed walled garden/yard with useful outhouse.

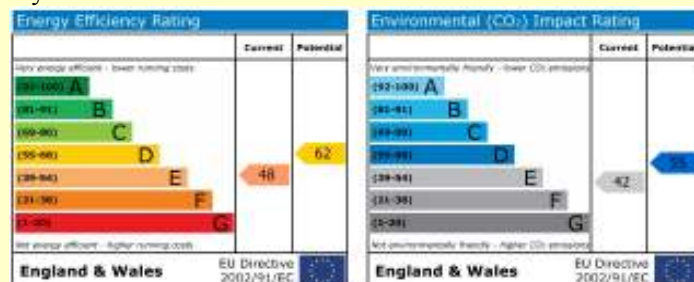
Tenure: Freehold

Council Tax: South Lakeland District Council - Band B

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

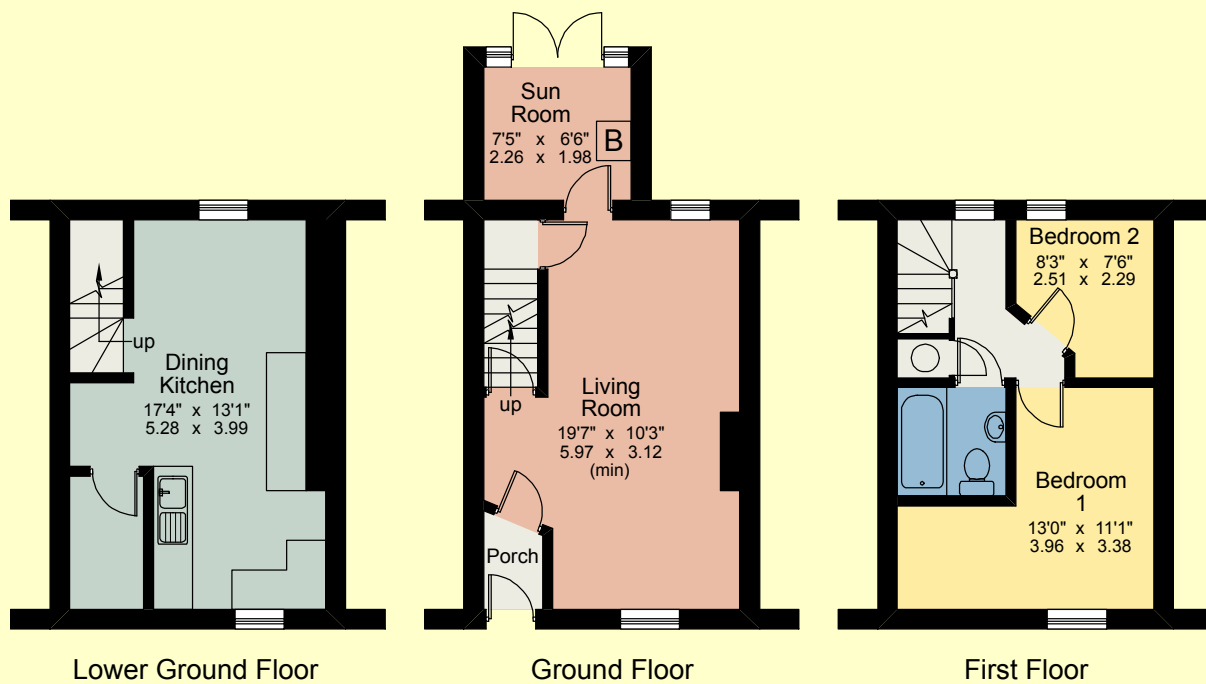
Viewing: Strictly by appointment with Hackney & Leigh - 01539 729711.

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





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Approx Gross Floor Area = 828 Sq. Feet
= 76.92 Sq. Metres
For illustrative purposes only. Not to scale.

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