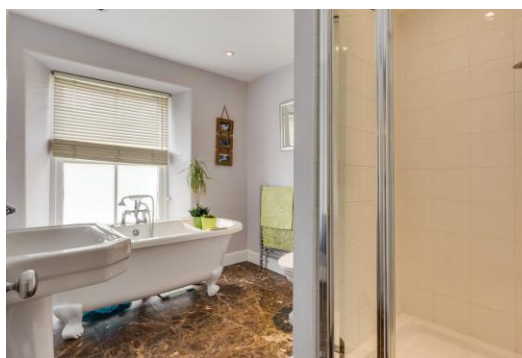




Kendal

£185,000

99 Windermere Road

Kendal

Cumbria

LA9 5EP

A traditional stone built terraced house that offers much more than the first impression. Step inside and you will appreciate the modern contemporary finish that the owners have created. The layout is well balanced and spacious with the two double bedrooms and four-piece bathroom complementing the 20ft living room and the fitted kitchen.

Outside is a pretty walled private yard with useful store and a gate leading out to the rear access lane with parking space. The property benefits from gas central heating, double glazing and is situated within walking distance of the historic town centre, and close to the popular area of Kendal Green with nearby local shop and bus stop. There is no upward chain and early possession is available.

Property Ref: K5874





Splendid living/dining room



Bedroom 1

Description: This attractive traditional stone and slate cottage offers the new owners a home ready to move into and enjoy. The windows have been replaced with double glazed sash style openers and gas central heating is installed. The 20' living room has that all important wood burning stove, the kitchen is fitted and equipped and opens into the pretty paved yard that has a parking space beyond and upstairs are two double bedrooms and a most attractive four piece bathroom. The next step is an appointment to view.

Location: Travelling north out of Kendal on the Windermere Road, follow the road up past the turning onto Green Road. Number 99 is then on your right hand side just before Green Hill which leads down onto Kendal Green. The rear access lane runs between the start of the terrace and Green Hill.

Accommodation with approximate dimensions:

Ground Floor

Entrance Porch with shelving.

Living Room 20' 11" x 11' 6" (6.38m x 3.51m) a light and airy room with two double glazed sash windows providing a dual aspect to the front and rear gardens, the front window with fitted cupboards under and the rear with a window seat and storage. Open fireplace with wood burning stove on a slate hearth with timber mantel and two fireside alcoves with shelving. Radiator, telephone and TV aerial point. Deep under-stair cupboard with a further store cupboard with light and power. Concealed staircase to first floor. Open to:

Fitted Kitchen 7' 9" x 7' 1" (2.36m x 2.16m) fitted with a modern range of base units with complimentary working surfaces and inset enamel sink, part tiled walls and inset down lights. A range of kitchen appliances comprise; Whirlpool dishwasher, fridge, electric oven and five ring gas hob with extractor over. Part glazed stable door to rear yard.

First Floor

Landing with access to loft space. Deep cupboard with plumbing for washing machine, light and power.

Bedroom 1 (rear) 10' 5" x 8' 4" (3.18m x 2.54m) with double glazed window to the rear yard. Fitted bed head and useful overstairs storage cupboard with Vaillant boiler, and deep overstairs wardrobe with shelving. Radiator.

For a Viewing Call 01539 729711



Fitted Kitchen

Bedroom 2 (front) 9' 1" x 7' 10" (2.77m x 2.39m) with double glazed window with view across to open fell, radiator.

Bathroom with attractive marble tiled floor with under floor heating, double glazed window. A four piece suite comprises; free standing cast iron roll top bath, a corner shower cubicle with Bristan mixer tap and shower, pedestal wash hand basin and WC. Radiator and extractor fan.

Outside: The cottage has the benefit of a small planted garden to the front elevation and a most attractive private wall paved sunny courtyard garden to the rear with mature shrubs, raised beds and useful store. A gate leads out to the private rear access lane with parking space.

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

Council Tax: South Lakeland District Council - Band B

Tenure: Freehold

Viewing: Strictly by appointment with Hackney & Leigh Kendal Office.

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



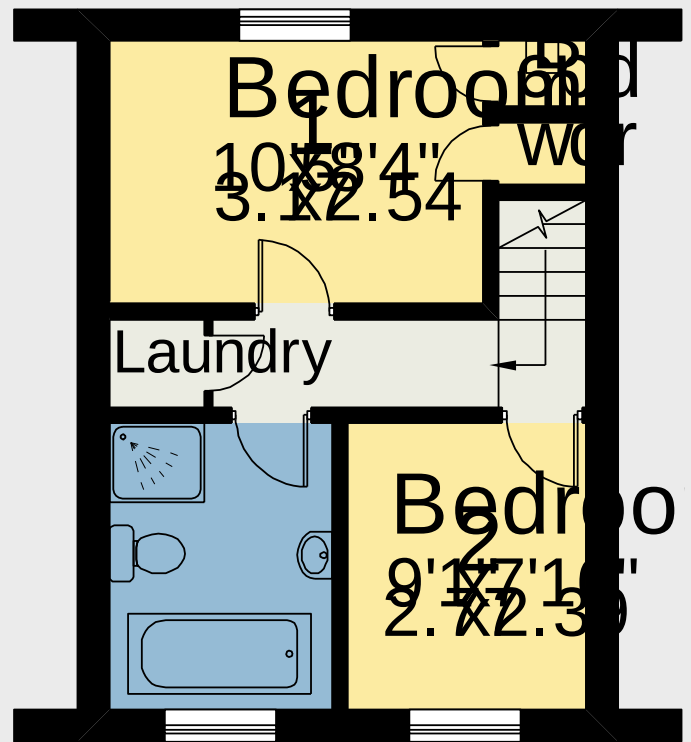
Bedroom 2



Dining Area



Ground Floor



First Floor

Approx Area = 693 Sq. Ft.
= 64.24 Sq. M

For illustrative purposes only. Not to scale.

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.