



Kendal

£200,000

5 Romney Road
Kendal
Cumbria
LA9 5QR

This attractive mid terraced stone & slate Victorian terraced house is located to the south of the Market Town of Kendal within walking distance of local shops, schools, the popular Romney's and the River Kent. The current owners have created a most welcoming home that is now ready for the new owners to move into and enjoy.

On the ground floor is a sitting room with bay window, a cosy living/dining room with multi-fuel stove and a fitted kitchen. On the first floor are two good bedrooms and a splendid four-piece bathroom and the large loft space offers potential for conversion. To the rear is a private enclosed courtyard together with a small walled garden to the front. An early appointment to view is highly recommended.

Property Ref: K6093

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Living Room



Dining Room

Description: This attractive stone and slate Victorian terraced house has recently been improved and updated with a new roof, a modern contemporary front door and a splendid four piece bathroom. Tastefully decorated and well presented the property has the benefit of an enclosed walled courtyard to the rear, double glazing and gas central heating and the loft space offer dear potential for further living space if required. On the ground floor is a welcoming entrance hall, a sitting room with bay window, a delightful living dining room with wood burning stove and a fitted kitchen. Upstairs is a large front bedroom and a good second bedroom to the rear along the attractively tiled bathroom. Located in a convenient location dose to locals shops, schools and amenities the next step is an appointment to view.

Location: Situated to the south of the market town of Kendal the property can be found by leaving Kendal on the Milnthorpe Road. Take the turning left at the traffic lights at the junction of Romney Road and number 5 can then be found on your left hand side just after the memorial garden. The lane to the rear is accessed off Park Street.

Accommodation with approximate dimensions:

Entrance Hall with a modern contemporary front door with glazed inset and glazed etched panel over. Arched display alcove and original plaster archway, radiator and staircase to first floor.

Living Room 11' 6" x 10' 7" (3.51m x 3.25 plus bay) a bright and airy room with double glazed UPVC bay window with secondary glazed panel. Two matching original arched alcoves, original plaster cornicing, ceiling rose, TV aerial point and radiator.

Dining Room 14' 0" x 11' 1" (4.28m x 3.38m) a most attractive room with UPVC double glazed window to the rear. Splendid inset stone fireplace with wood burning stove on a slate hearth. Two fireside alcoves, coving to ceiling, radiator and deep understairs cupboard with shelving.



Kitchen

Fitted Kitchen 14' 8" x 7' 1" (4.48m x 2.16m) having a dual aspect with two UPVC double glazed windows and part glazed door to the rear courtyard. Fitted with an attractive range of wall and base units with glazed display cupboards and book shelf. Complementary worktops with inset ceramic sink and drainer and co-ordinating tiled splash backs. Built in electric oven and four ring induction hob with stainless steel cooker hood and extractor above. Radiator and vertical radiator, wood-effect laminate flooring, plumbing for washing machine and space for fridge and freezer.

First Floor

Landing with access to a boarded loft which houses a Worcester gas fired combination boiler and offers potential for further living space subject to necessary building consents.

Bedroom 1 (front) 13' 10" x 10' 9" (4.23m x 3.29m) a good sized double bedroom with two large UPVC double glazed windows. TV aerial point, coving to ceiling, radiator and large built-in overstairs cupboard with shelving and hanging space.

Bedroom 2 (rear) 11' 4" x 6' 11" (3.47m x 2.13m) enjoying a pleasant aspect with radiator and UPVC double glazed window.

Bathroom recently installed with complementary tiled walls and floor. A four piece suite comprises; double ended bath with central tap, large walk-in shower cubicle with Bristan rainfall shower and additional hand-held shower head, modern contemporary wall hung vanity unit with wash hand basin and WC. Large illuminated mirror, vertical towel radiator, down lights, UPVC double glazed window and extractor fan.



Bedroom 1

Outside: The property has a small gravelled fore garden for ease of maintenance. To the rear is a private enclosed walled courtyard with raised flowerbed, water tap and gate to the rear access lane.

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

Tenure: Freehold

Council Tax: South Lakeland District Council - Band C

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.



Total area: approx. 80.7 sq. metres (868.4 sq. feet)

For illustrative purposes only. Not to scale. REF: K6093

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