



67 Windermere Road, Kendal

Guide Price £145,000







## 67 Windermere Road

Kendal

A well presented, deceptively spacious mid terrace house situated in a popular residential area convenient for the amenities available within the market town of Kendal, the Lake District National Park and road links to the M6. The property is just a short stroll away from the picturesque "Kendal Green" an acre of beautiful greenery with views towards The Heights.

The well proportioned accommodation, briefly comprises a sitting room with dining area and kitchen to the ground floor and two bedrooms and a family bathroom to the first floor. The property benefits from gas central heating and double glazing throughout.

Outside there is a yard to the rear of the property with ample storage.

**FOR SALE BY PUBLIC AUCTION**

24 October 2024 at

The Halston Hotel, 20-34 Warwick Road • CA1

1AB at 12:00

- Mid-terraced property
- Sitting room
- Yard to the rear
- Two bedrooms
- Short walk to town centre
- Family bathroom
- Easy access to the Lake District National Park

From our Kendal office proceed onto the A5284, Windermere Road continuing up the hill. Pass the corner shop and number 67 is located on the right hand side. WHAT3WORDS:kicked.cloth.toilet

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

**EPC RATING D**

#### **SERVICES**

Mains electric, mains gas, mains water, mains drainage.







## GROUND FLOOR

### SITTING ROOM

23' 7" x 12' 6" (7.20m x 3.82m)

Both max. Double glazed door, two double glazed windows, multi fuel stove, two radiators, built in cupboards, understairs storage, exposed beams, recessed spotlights.

### KITCHEN

8' 4" x 6' 3" (2.54m x 1.91m)

Both max. Double glazed door, double glazed window, radiators, base and wall units, stainless steel sink, integrated oven, Beko hob, extractor/filter over, space for fridge freezer, recessed spot lights.

## FIRST FLOOR

### LANDING

8' 5" x 5' 6" (2.56m x 1.67m)

Both max. Double glazed Velux window, radiator, loft access.

### BEDROOM

12' 8" x 11' 0" (3.85m x 3.36m)

Both max. Double glazed window, radiator, built in cupboards, recessed spotlights.

### BEDROOM

8' 11" x 8' 2" (2.73m x 2.48m)

Both max. Double glazed window, radiator, recessed spotlights.

### BATHROOM

9' 7" x 6' 4" (2.93m x 1.92m)

Both max. Double glazed window, heated towel radiator, three piece suite comprises W.C wash hand basin, fully tiled shower cubicle with thermostatic fitment, built in cupboard housing gas combination boiler, recessed spotlights, tiled flooring.





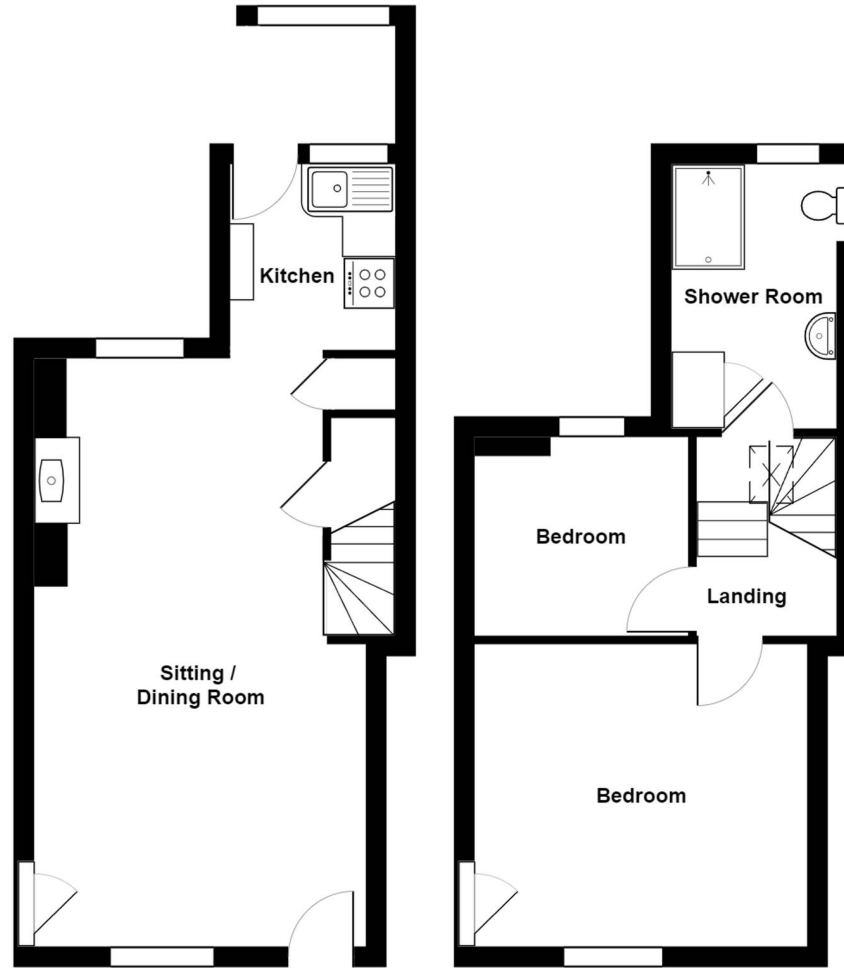












**Ground Floor**

**First Floor**

67 Windermere Road, Kendal  
 Total Area: 64.2 m<sup>2</sup> ... 691 ft<sup>2</sup>



For illustrative purposes only - not to scale. The position and size of features are approximate only.  
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## THW Estate Agents

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