



57 Burneside Road, Kendal
£375,000





57 Burnside Road

Kendal

A detached family home situated in a popular residential area within the market town of Kendal being convenient for the amenities on offer both in and around the town and offering easy access to the Lake District and Yorkshire Dales National Parks and the M6.

Nestled in a sought-after residential area, this detached family home presents an excellent opportunity to own a property just a short walk from the town centre. The property is in need of some modernisation but could be a perfect first time buyer home or investment property. Boasting a versatile layout, the property features two reception rooms, including a bright sitting room and a dining room, providing ample space for entertaining or relaxation. The light and airy kitchen offers a pleasant cooking environment and overlooks the charming enclosed rear garden, a tranquil oasis perfect for enjoying outdoor dining or quiet moments in the sun.

Upstairs, the property features two double bedrooms with the potential for the en-suite to be turned back into a bedroom, making it an ideal choice for growing families or those in need of extra space.

The property also benefits from a family bathroom, as well as double glazing and gas central heating for added comfort. The second floor leads to the attic room which is a substantial room for extra storage or even a possible bedroom. With easy access to the Lake District National Park and the M6 Motorway, this home offers the perfect blend of convenience and tranquillity. Outside, the property boasts a delightful enclosed garden with a patio seating area, a well-maintained lawn, stocked borders, and established trees and hedges, providing a peaceful setting for outdoor activities. The garden also offers access to a garage and a shed. At the front of the property, there is ample driveway parking, complemented by shrubbery and small hedges, further enhancing the property's appeal.

- Detached family home
- Short walk to the town centre
- Two reception rooms which included the sitting room and dining room
- Charming enclosed rear garden
- Light and airy kitchen
- Easy access to the Lake District National Park and M6 Motorway
- Two double bedrooms with the potential for another two bedrooms
- Garage and ample driveway parking
- Family bathroom and ensuite bathroom which could be turned into a bedroom
- Double glazing and gas central heating

EPC RATING E

SERVICES

Mains electric, mains gas, mains water, mains drainage

COUNCIL TAX: BAND D

TENURE: FREEHOLD

DIRECTIONS

From Kendal town centre follow Windermere Road to the traffic lights turning right onto Burneside Road. Continue down Burneside road to find number 57 on the right.

WHAT3WORDS: deaf.shot.megawatt





GROUND FLOOR

ENTRANCE HALL

15' 7" x 3' 6" (4.74m x 1.07m)

SITTING ROOM

12' 0" x 11' 11" (3.67m x 3.62m)

DINING ROOM

18' 6" x 12' 0" (5.65m x 3.66m)

KITCHEN

9' 11" x 7' 10" (3.01m x 2.39m)

DOWNSTAIRS TOILET

6' 4" x 2' 8" (1.92m x 0.81m)

FIRST FLOOR

LANDING

6' 6" x 4' 9" (1.98m x 1.44m)

BEDROOM

11' 11" x 9' 6" (3.63m x 2.90m)

EN-SUITE

8' 6" x 7' 11" (2.58m x 2.41m)

BEDROOM

10' 6" x 8' 8" (3.21m x 2.63m)

BATHROOM

8' 10" x 7' 10" (2.69m x 2.40m)

SECOND FLOOR

ATTIC ROOM

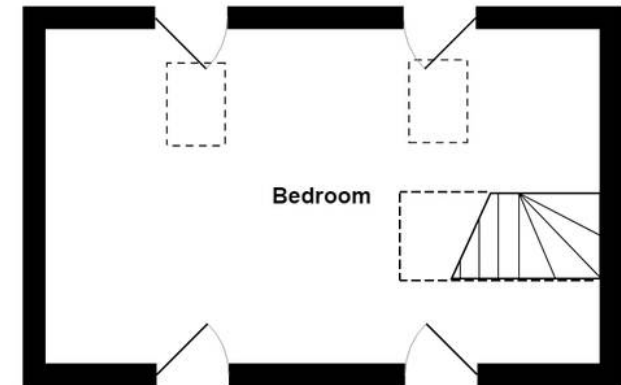
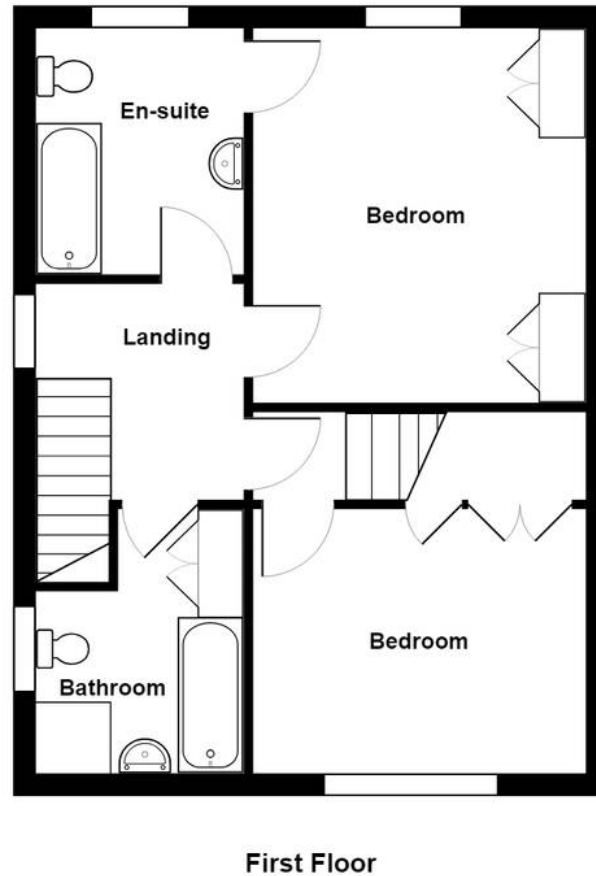
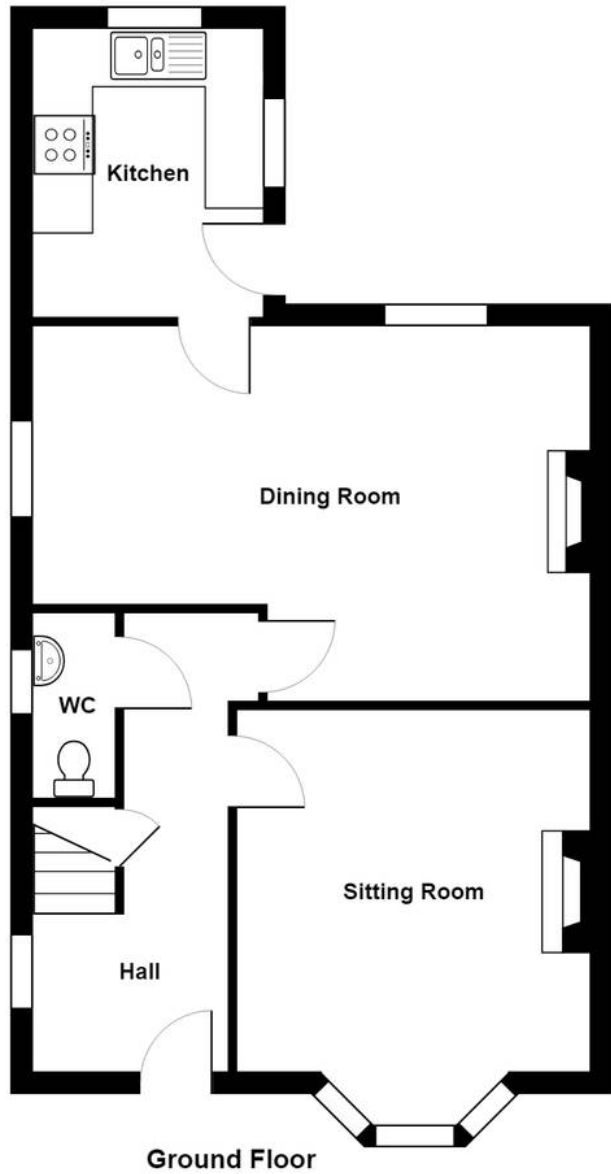
19' 0" x 11' 7" (5.78m x 3.53m)











Second Floor
 57 Burnside Road, Kendal
 Total Area: 120.2 m² ... 1294 ft²
 For illustrative purposes only - not to scale.
 The position and size of features are approximate only.
 © North West Inspector.

THW Estate Agents

112 Stricklandgate, Kendal - LA9 4PU

01539 815700 • kendal@thwestateagents.co.uk • www.thwestateagents.co.uk

Please note that descriptions, photographs and plans are for guidance only. Services and appliances have not been tested, measurements are approximate and alterations may not have necessary consents. Contact us for property availability and important details before travelling or viewing properties. THW Estate Agents Ltd is a separate legal entity to the solicitor firm of THW Legal Ltd which has different ownership and clients of THW Estate Agents Ltd do not have the same protection as those of THW Legal Ltd.