



57 Burneside Road, Kendal  
£350,000





## 57 Burneside 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. Outside, the property boasts a delightful enclosed garden with a patio seating area, a well-maintained lawn, stocked borders, and established trees and hedges. 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

#### **IDENTIFICATION CHECKS**

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

#### **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)







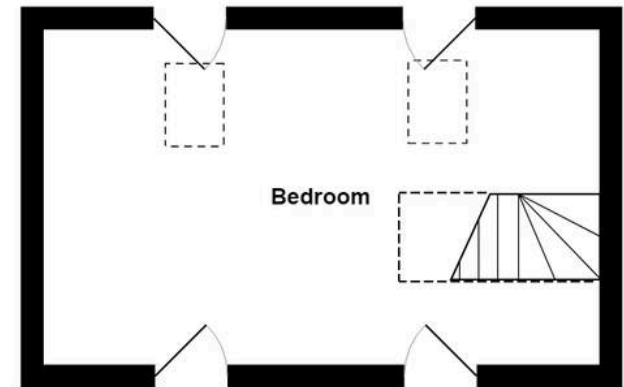
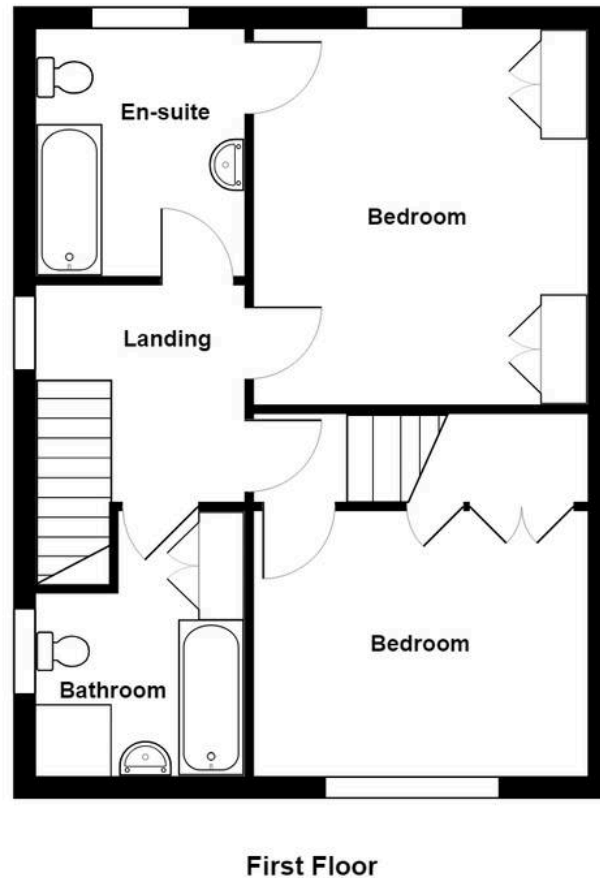
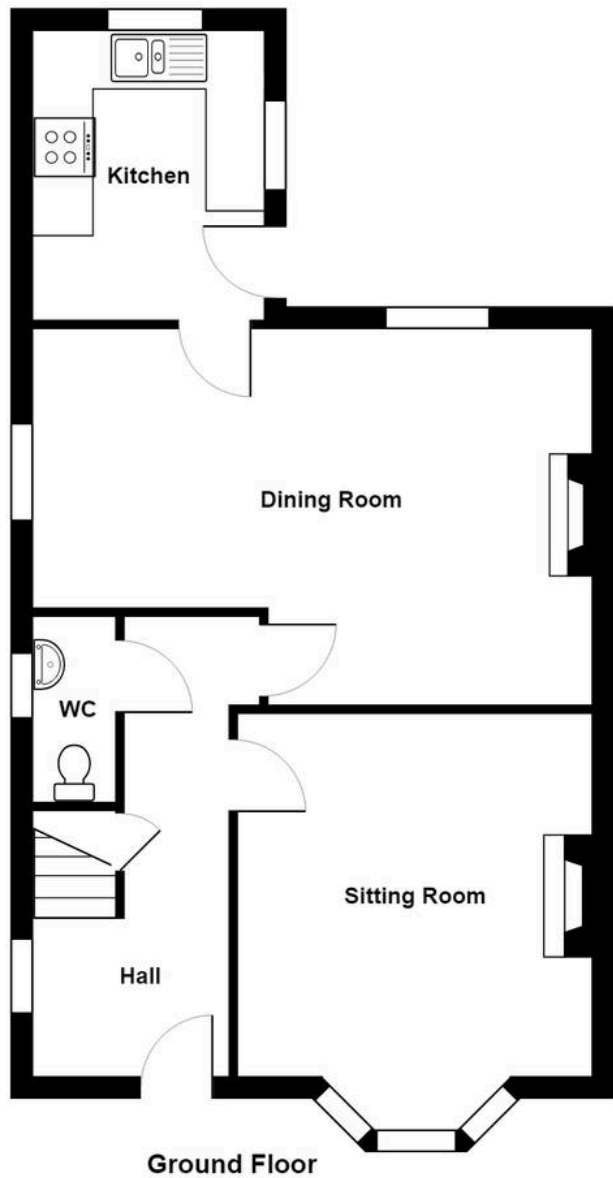












**Second Floor**  
 57 Burneside Road, Kendal  
 Total Area: 120.2 m<sup>2</sup> ... 1294 ft<sup>2</sup>  
 For illustrative purposes only - not to scale.  
 The position and size of features are approximate only.  
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## THW Estate Agents

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