



109 Windermere Road, Kendal
£200,000





109 Windermere Road

Kendal

A mid terraced period house located in this popular area of the market town offering easy access to the amenities and with great road links. The property now requires renovation to modernise it but this offers the new purchaser an opportunity to create a fine family home. Nestled in a sought-after location, this 2-bedroom mid-terraced house boasts ample living space and a convenient setting. The property is offered with no upper chain, making it an ideal choice for those looking to move swiftly. The interior showcases three reception rooms, providing flexibility and versatility for modern living. On the lower ground floor, a third reception room complements the two found on the ground floor. The kitchen features sufficient space for a dining table, catering to both casual meals and formal gatherings. Natural light streams through the partial double glazing, enhancing the inviting atmosphere within. Upstairs, two generously sized double bedrooms offer comfortable retreats, served by a three-piece family bathroom. A short stroll leads to the vibrant town centre, ensuring all local amenities are within easy reach. With gas central heating adding cosiness, this property harmoniously combines practicality and comfort.

Externally, the property features gardens to the front and rear. The rear garden has a paved patio area ideal for al fresco dining and outdoor entertaining. Ample space is available for potted plants and garden furniture to create a personal oasis. Additionally, the rear patio provides direct access to the garage, offering convenience for storage and parking needs. To the front, a paved path guides visitors to the entrance, while an area to the left allows for the placement of garden furniture amidst established hedges for added privacy. With its practical layout, convenient location, and charming outdoor spaces, this mid-terraced house presents an enticing opportunity for those seeking a first home or renovation property.

- Mid terraced property
- No upper chain
- Three reception rooms with two on the ground floor and one on the lower ground floor
- Short walk into town centre
- Kitchen with space for dining table
- Partial double glazing and gas central heating
- Two double bedrooms on the first floor
- Patio garden to the rear with access to the garage.
- Three piece family bathroom
- Garage and parking at the rear

EPC RATING D

SERVICES

Mains electric, mains gas, mains water, mains drainage

COUNCIL TAX: BAND B

TENURE: FREEHOLD

DIRECTIONS

From our Kendal office proceed onto the A5284 Windermere Road and continue up the hill to find number 109 located on the right.

WHAT3WORDS: maybe.pull.iteration





LOWER GROUND FLOOR

KITCHEN

13' 11" x 9' 7" (4.24m x 2.93m)

DINING ROOM

13' 9" x 9' 11" (4.19m x 3.01m)

GROUND FLOOR

ENTRANCE HALL

12' 5" x 3' 3" (3.79m x 0.99m)

SITTING ROOM

13' 9" x 10' 11" (4.19m x 3.34m)

LOUNGE

10' 0" x 9' 7" (3.04m x 2.91m)

FIRST FLOOR

LANDING

BEDROOM

13' 9" x 9' 7" (4.18m x 2.93m)

BEDROOM

11' 0" x 9' 1" (3.35m x 2.78m)

BATHROOM

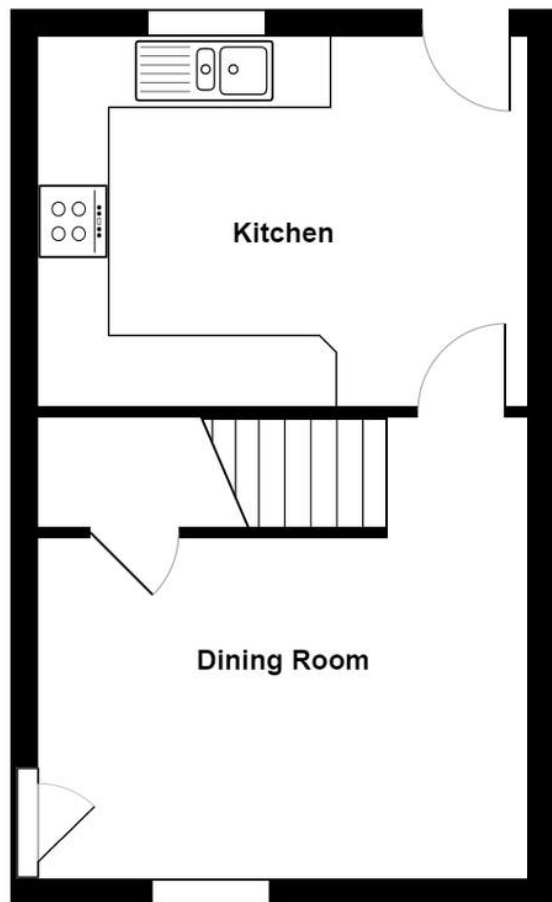
7' 7" x 6' 0" (2.32m x 1.83m)



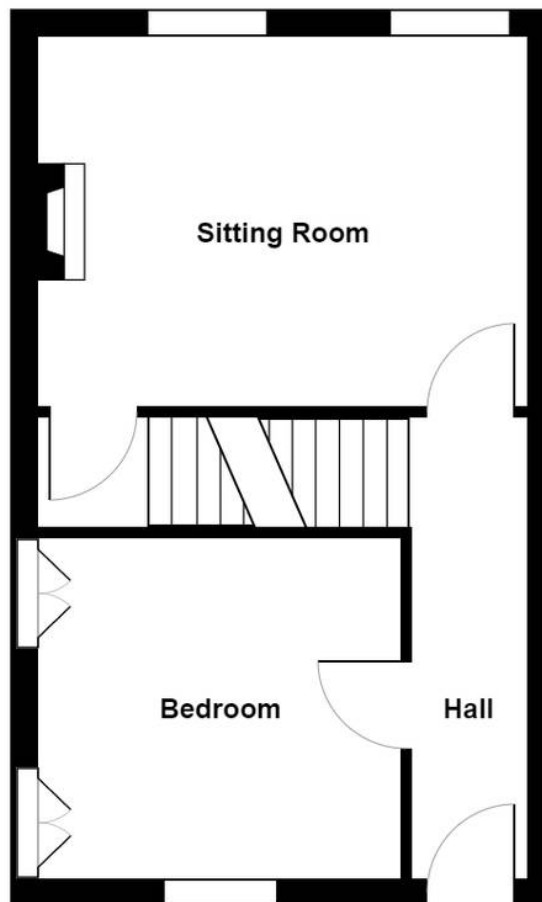








Lower Ground Floor



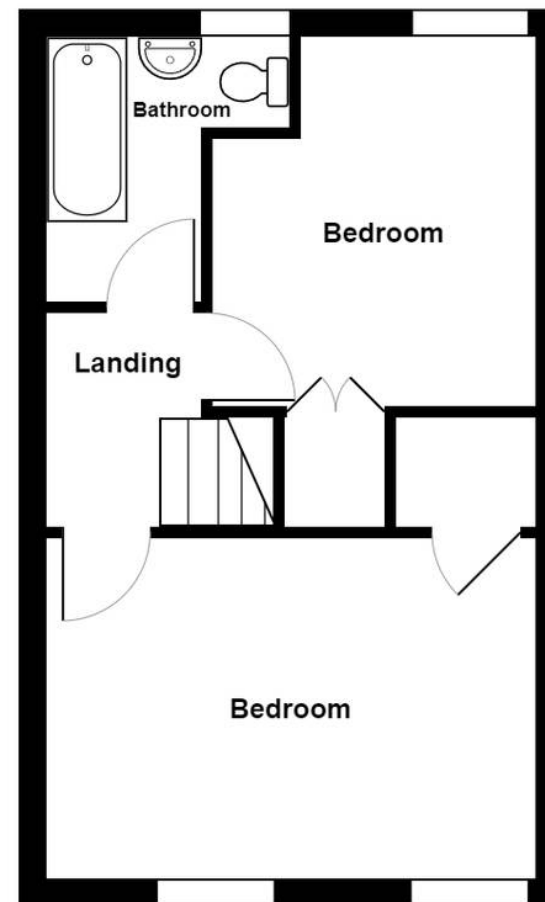
Ground Floor

109 Windermere Road, Kendal

Total Area: 92.1 m² ... 992 ft²

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

© North West Inspector.



First Floor



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.