



219 Windermere Road, Kendal
Asking Price £250,000

Your Local Estate Agents
Thomson Hayton Winkley



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ACCOMMODATION

219 Windermere Road is a traditional semi detached property occupying a pleasant position in a popular residential area being convenient for all the facilities on offer within the market town of Kendal and having easy access to the M6 motorway. The house requires cosmetic updating and has potential for alterations and would ideally suit buyers wishing to create a home to suit their own taste.

The accommodation offers three bedrooms, two reception rooms, kitchen, bathroom, a well proportioned undercroft offering a store and utility room and an integral garage. The house has double glazing and gas central heating to the ground floor and first floor.

Outside there are delightful, established gardens to the front and rear with off road driveway parking.

ENTRANCE HALL

13' 4" x 6' 1" (4.07m x 1.87m)
Single glazed door and window, radiator.

SITTING ROOM

12' 9" to bay x 11' 7" (3.90m x 3.55m)
Double glazed bay window, radiator.

DINING ROOM

11' 4" x 10' 4" (3.46m x 3.17m)
Double glazed window, radiator, wall lights.

KITCHEN

8' 0" x 7' 3" (2.45m x 2.22m)
Two double glazed windows, range of base and wall units, stainless steel sink, electric cooker point.





LOWER GROUND FLOOR LANDING

6' 0" x 4' 4" (1.85m x 1.34m)

UTILITY ROOM 14' 7" x 11' 3" (4.47m x 3.43m)

Door to back garden, single glazed window, Belfast sink, understairs cupboard, light and power, gas central heating boiler.

STORAGE

12' 7" x 11' 8" (3.86m x 3.57m)

Limited head height, light.

FIRST FLOOR LANDING

5' 10" x 2' 11" (1.79m x 0.91m)

Single glazed window, built in cupboard, loft access.

BEDROOM

13' 5" to bay x 10' 6" (4.11m x 3.21m)

Double glazed bay window, radiator, built in cupboards.

BEDROOM

11' 4" x 10' 5" (3.46m x 3.18m)

Double glazed window, radiator, built in cupboard.

BEDROOM

8' 4" x 7' 4" (2.56m x 2.25m)

Double glazed window, radiator, built in cupboard.

BATHROOM

8' 0" x 7' 4" (2.44m x 2.24m)

Double glazed window, three piece suite comprises W.C. wash hand basin and bath with electric shower, built in airing cupboard housing the hot water cylinder.

GARAGE

17' 7" x 11' 9" (5.38m x 3.60m)

Up and over door, pedestrian door, single glazed window, light and power.

OUTSIDE

There is a lawned garden with planted borders to the front together with off road parking. The rear garden is tiered and has patio seating area, lawns and mature, established planting.

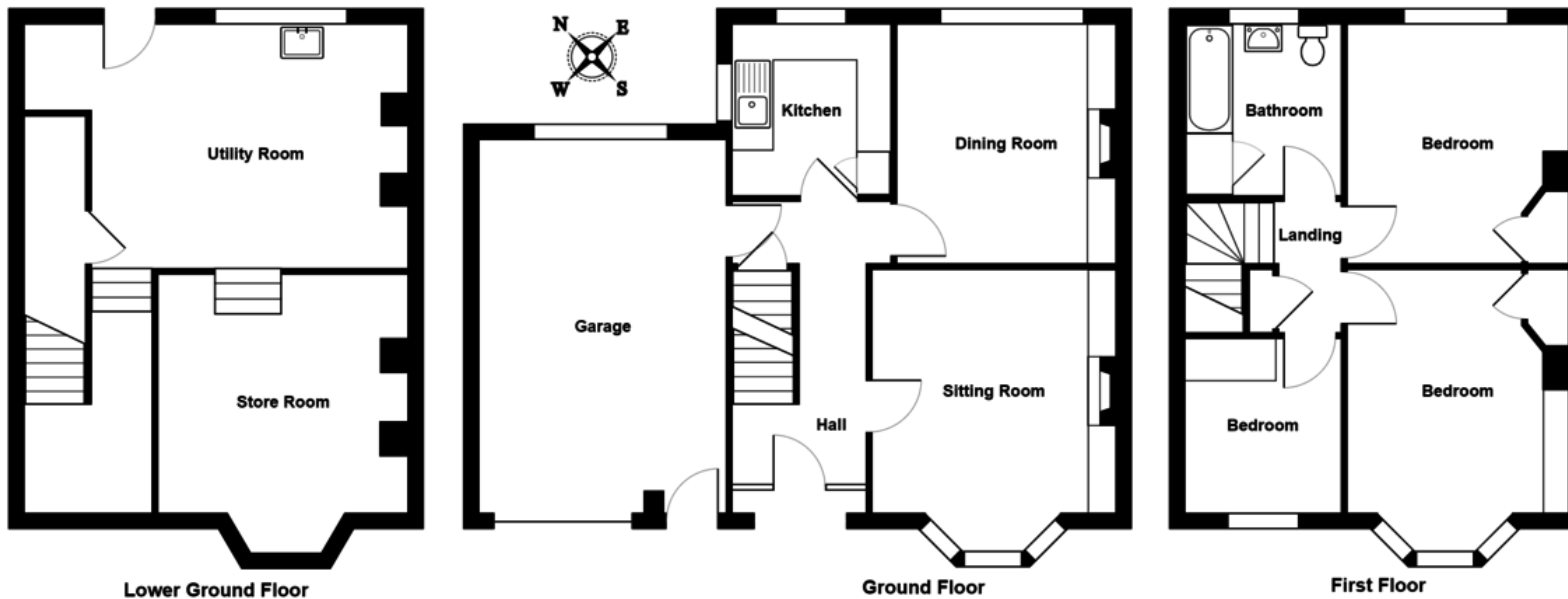
COUNCIL TAX BANDING

Currently Band D - as shown on the Valuation Office website.

SERVICES

Mains electricity, mains gas, mains water, mains drainage.





219 Windermere Road, Kendal
 Total Area: 141.2 m² ... 1519 ft²
 For illustrative purposes only - not to scale. The position and size of features are approximate only.
 © North West Inspector.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

DIRECTIONS

From our Kendal office proceed onto the A5284, Windermere Road continuing up the hill. Number 219 can be found on the right hand side towards the far end of the houses on Windermere Road

Important Notice

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