



**75 Aynam Road, Kendal**  
Asking Price £230,000

Your Local Estate Agents  
**Thomson Hayton Winkley**



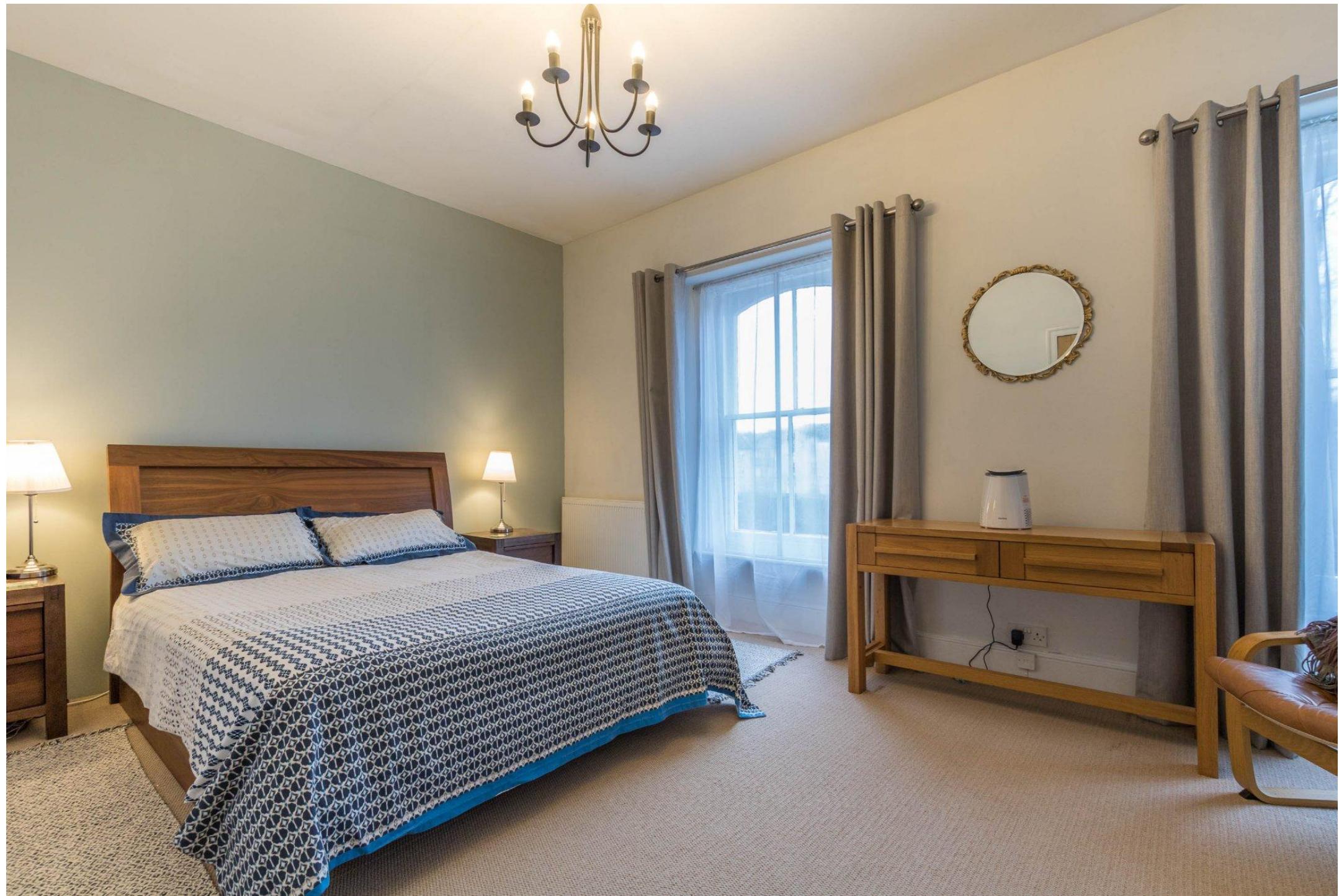
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A well proportioned period residence laid to three floors located within the market town of Kendal overlooking the River Kent.

Having a sitting room, dining kitchen, three bedrooms, modern bathroom and shower room, utility room, gas central heating, off road parking, patio and gardens.







A well proportioned traditional mid terraced house overlooking the River Kent located within the market town of Kendal. The property is conveniently placed for the many amenities available both in and around the market town and offers easy access to the Lake District National Park and the M6.

The well presented accommodation, which retains many period features, briefly comprises entrance hall, sitting room with multi fuel stove, modern dining kitchen with multi fuel stove, utility room with study space and a modern shower room to the ground floor, two bedrooms, a family bathroom and ample storage to the first floor and a further bedroom in the basement. The property has double glazing to the most part and gas heating to all but the basement bedroom.

Outside offers a small garden to the front and a patio garden together with off road parking to the rear.

## GROUND FLOOR

### ENTRANCE HALL

15' 10" max x 4' 6" max (4.85m x 1.38m)

Double glazed door, radiator, cornice, corbels, picture rail, fitted coat hooks.

### SITTING ROOM

14' 4" max x 12' 7" max (4.39m x 3.86m)

Single glazed bay window, radiator, multi fuel stove to feature fireplace, cornice, ceiling rose, built in cupboard and shelving to alcoves, picture rail.



### DINING KITCHEN

12' 4" max x 11' 6" max (3.78m x 3.53m)

Double glazed window, radiator, multi fuel stove to feature fireplace, good range of base and wall units, stainless steel sink, built in oven, electric hob with extractor hood over, tiled splashbacks, picture rail, fitted shelf.



### UTILITY ROOM WITH STUDY SPACE

17' 5" max x 8' 5" max (5.31m x 2.58m)

Double glazed door to patio garden, double glazed window, radiator, good range of fitted units, plumbing for washing machine and dishwasher.

### SHOWER ROOM

6' 4" max x 3' 11" max (1.95m x 1.20m)

Double glazed window, underfloor heating, three piece suite in white comprises W.C., wash hand basin to vanity and fully tiled shower cubicle with thermostatic shower fitment, recessed spotlights, fitted cupboard, shaver point, tiling to walls and floor.





## FIRST FLOOR

### LANDING

14' 9" x 2' 11" (4.51m x 0.90m)

Radiator, built in cupboard housing access to loft, built in cupboard.

### BEDROOM

16' 3" x 11' 8" (4.97m x 3.56m)

Two single glazed windows with additional gazing overlooking the River Kent, radiator, wardrobe.

### BEDROOM

12' 9" max x 9' 0" max (3.89m x 2.75m)

Double glazed window, radiator, solid oak fitted base units with modern Belfast sink surface mounted to tiled worktop with splashback.

### BATHROOM

11' 5" max x 8' 7" max (3.50m x 2.62m)

Double glazed window, heated towel radiator, underfloor heating, four piece suite in white comprises W.C. with concealed cistern, wash hand basin to vanity, bath with mixer shower and fully tiled shower cubicle with thermostatic shower fitment, built in airing cupboard housing gas central heating boiler, plumbing for washing machine, extractor fan, fitted mirrored wall unit, partial tiling to walls, tiled flooring.

### BASEMENT

### BEDROOM

14' 9" max x 13' 5" max (4.52m x 4.11m) Double glazed

window, recessed spotlights.

### OUTSIDE

Outside offers a small well stocked garden to the front and a patio garden which includes a store and a log store together with off road parking with a shed and coal bunker to the rear.

### COUNCIL TAX BANDING

Currently Band C as shown on the Valuation Office website.

### SERVICES

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

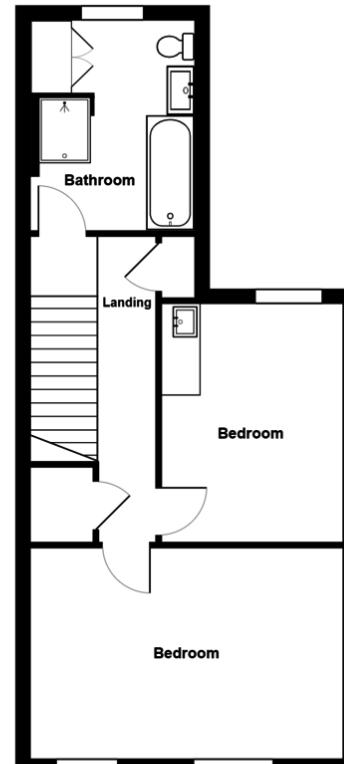
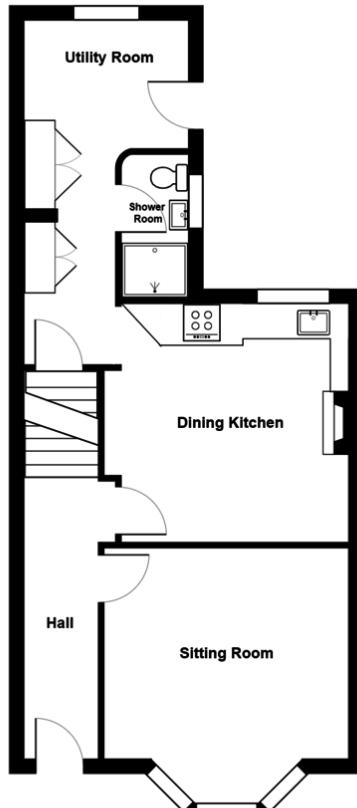
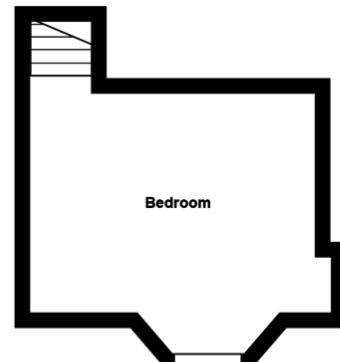




75 Aynam Road, Kendal

Total Area: 115.6 m<sup>2</sup> ... 1244 ft<sup>2</sup>

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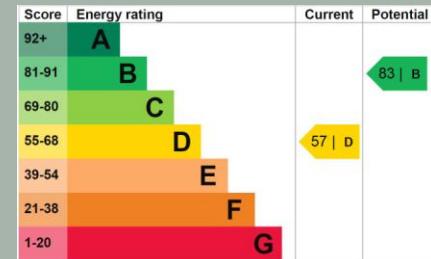
#### Important Notice

#### Basement

#### Ground Floor

#### First Floor

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#### DIRECTIONS

Leave Kendal centre following the one way system South along Aynam Road with the River Kent on your right, pass Queen Katherine Street, Parr Street and Aynam Place to find number 75 located on the left.

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