



126 Burneside Road, Kendal  
£300,000



Your Local Estate Agents **Thomson Hayton Winkley**



## 126 Burneside Road

Kendal

A traditional stone built semi detached period property 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.

The well proportioned accommodation, briefly comprises sitting room, dining room, kitchen, breakfast room and utility room on the ground floor and has three bedrooms and a bathroom on the first floor. The property benefits from double glazing to the most part, has gas central heating and is offered for sale with no upper chain.

Outside offers a front garden and a yard and off road parking to the rear.

## GROUND FLOOR

### ENTRANCE HALL

10' 0" x 3' 2" (3.06m x 0.96m)

Both max. Double glazed door, radiator.

### SITTING ROOM

15' 6" x 12' 8" (4.72m x 3.87m) Both max.

Double glazed window, two radiators, decorative feature fireplace.

### DINING ROOM

15' 5" x 11' 8" (4.69m x 3.56m) Both max.

Double glazed window, radiator, decorative feature fireplace, under stair storage.

### KITCHEN

9' 2" x 6' 11" (2.8m x 2.1m) Both max.

Double glazed window, good range of base and wall units, stainless steel sink, built in oven, electric hob with extractor hood over, integrated fridge and dishwasher, recessed spot lights, tiled splash backs, tiled slate flooring.

### BREAKFAST ROOM

7' 11" x 6' 11" (2.42m x 2.12m) Both max.

Double glazed door, single glazed window, radiator, recessed spot lights, tiled slate flooring.

### UTILITY ROOM

8' 3" x 4' 6" (2.52m x 1.38m) Both max.

Double glazed velux window, gas combination boiler





## FIRST FLOOR

### LANDING

11' 11" x 6' 2" (3.62m x 1.89m) Both max.  
Single glazed sky light, loft access.

### BEDROOM

15' 4" x 11' 9" (4.67m x 3.59m) Both max.  
Two double glazed windows, two radiators, decorative feature fireplace.

### BEDROOM

11' 9" x 9' 1" (3.59m x 2.78m) Both max.  
Double glazed window, radiator.

### BATHROOM

6' 5" x 5' 12" (1.96m x 1.82m) Both max.  
Double glazed window, radiator, three piece suite in white comprises W.C, wash hand basin, bath with thermostatic shower, recessed spot lights, partial tiled walls, tiled floors

### BEDROOM

9' 1" x 8' 0" (2.78m x 2.44m) Both max.  
Double glazed window, radiator.

### SERVICES

Mains electricity, mains gas, mains water, mains drainage

### EPC Rating E

### DIRECTIONS

WHAT3WORDS - [coconut.jetliner.full](https://www.what3words.com/)



## GARDEN

There are well stocked beds at the front of the property and an enclosed rear yard.

## ON DRIVE

1 Parking Space

There is a driveway to the rear of the property with space for one vehicle.





**Ground Floor** 126 Burnside Road, Kendal **First Floor**

Total Area: 100.9 m<sup>2</sup> ... 1086 ft<sup>2</sup>

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](mailto:kendal@thwestateagents.co.uk) • [www.thwestateagents.co.uk](http://www.thwestateagents.co.uk)



Your Local Estate Agents **Thomson Hayton Winkley**