



10 Burneside Road, Kendal

£230,000



Your Local Estate Agents **Thomson Hayton Winkley**



10 Burnside Road

Kendal, Kendal

An appealing well proportioned traditional stone built mid terrace 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 presented accommodation, which is laid to four floors, briefly comprises sitting/dining room and modern breakfast kitchen with integrated appliances on the ground floor, a double bedroom and modern shower room on the first floor. The second floor offers a generous double bedroom with lovely views and there is an impressive versatile lower ground floor bedroom with modern utility space. The property benefits from double glazing to all but the entrance door and has gas central heating throughout.

There is a low maintenance enclosed patio garden and yard to the rear and is entitled to one resident permit which is vehicle specific and one visitor permit.

Please note the property is currently tenanted and the pictures were taken before the tenant moved in, the property is offered for sale with no upper chain.

GROUND FLOOR

ENTRANCE

12' 9" x 2' 11" (3.88m x 0.88m)

Painted door with single glazed panels, radiator.

SITTING/DINING ROOM

19' 8" x 12' 9" (6m x 3.88m)

Two double glazed windows, two radiators, built in shelving.

BREAKFAST KITCHEN

13' 11" x 7' 4" (4.23m x 2.24m)

Double glazed door to patio, two double glazed windows, radiator, excellent range of base and wall units, undermounted stainless steel sink to granite worktops, solid wood breakfast bar and shelving, built in oven, electric hob with extractor hood over, integrated fridge, freezer and dishwasher, built in microwave, exposed stone feature wall, partial tiling to walls.

FIRST FLOOR

LANDING

5' 6" x 2' 6" (1.67m x 0.77m)

Double glazed window.

BEDROOM

14' 4" x 11' 4" (4.38m x 3.45m)

Double glazed window, radiator, fitted shelving to alcove.

SHOWER ROOM

8' 0" x 6' 12" (2.44m x 2.13m)

Double glazed window, heated towel radiator, three piece suite in white comprises W.C., wash hand basin and fully tiled walk in shower with thermostatic shower fitment, recessed spotlights, extractor fan, partial tiling to walls, built in cupboard.





SECOND FLOOR

BEDROOM

19' 7" x 13' 1" (5.96m x 4m)

Two double glazed windows, double glazed Velux window, radiator, built in cupboard housing gas combination boiler, exposed beams, wardrobe.

LOWER GROUND FLOOR

BEDROOM WITH UTILITY SPACE

18' 2" x 12' 7" (5.53m x 3.84m)

Two double glazed windows, radiator, good range of base and wall units, sink, plumbing for washing machine, space for tumble dryer, fridge and wine cooler, feature alcove, recessed spotlights, extractor fan.



OUTSIDE

The rear of the property offers an enclosed low maintenance paved yard with an elevated paved patio seating [area](#). [The property is](#) entitled to 1 resident permit which is vehicle specific and 1 visitor permit.

COUNCIL TAX BAND: C

EPC RATING: D.

TENURE: Freehold

SERVICES

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

DIRECTIONS

From Kendal town centre follow Windermere Road to the traffic lights turning right onto Burneside Road where number 10 is located on the left.

WHAT3WORDS: ruler.worker.idea

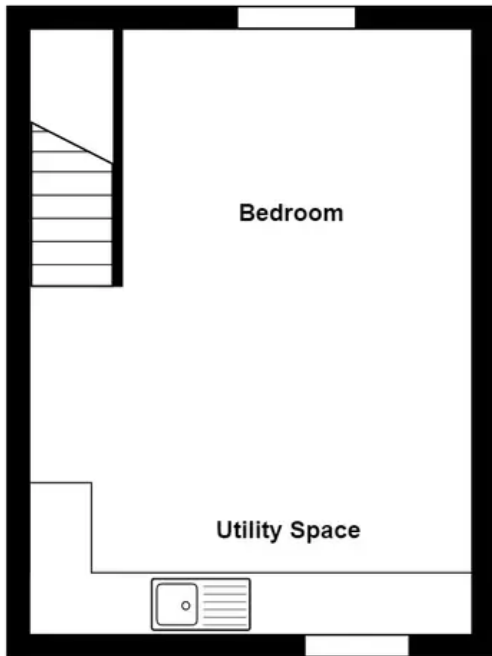




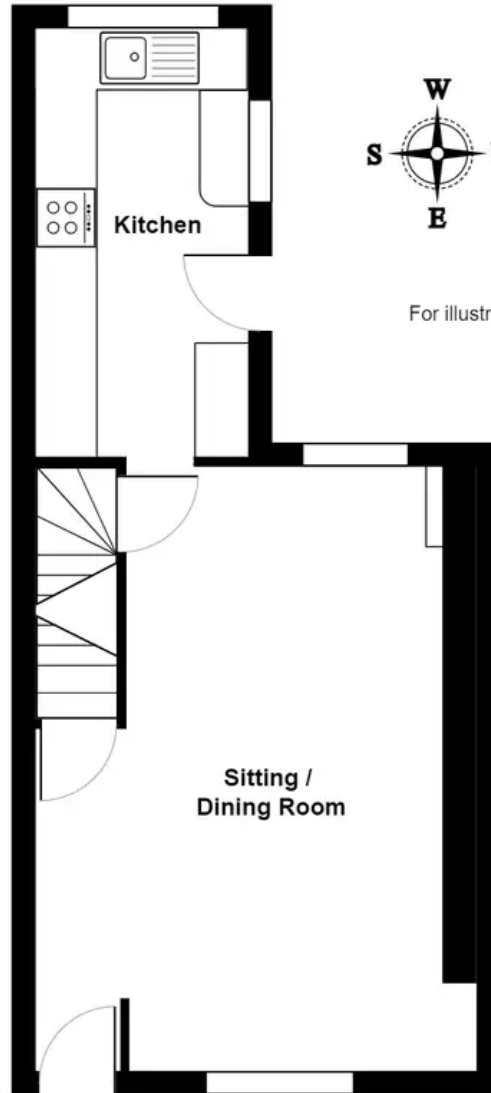
10 Burneside Road, Kendal

Total Area: 114.3 m² ... 1230 ft²

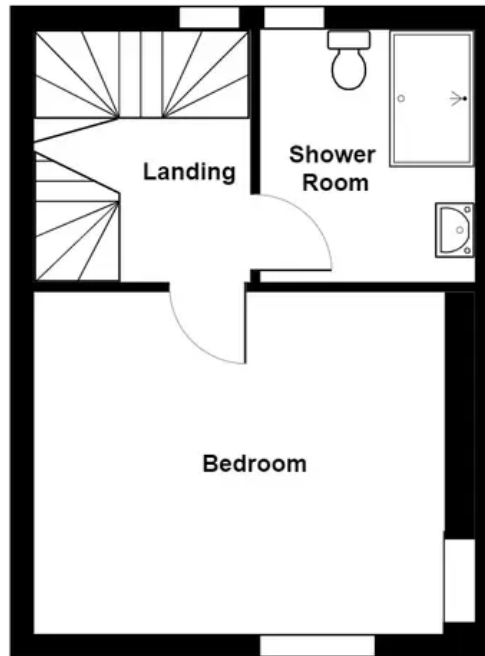
For illustrative purposes only - not to scale. The position and size of features are approximate only.
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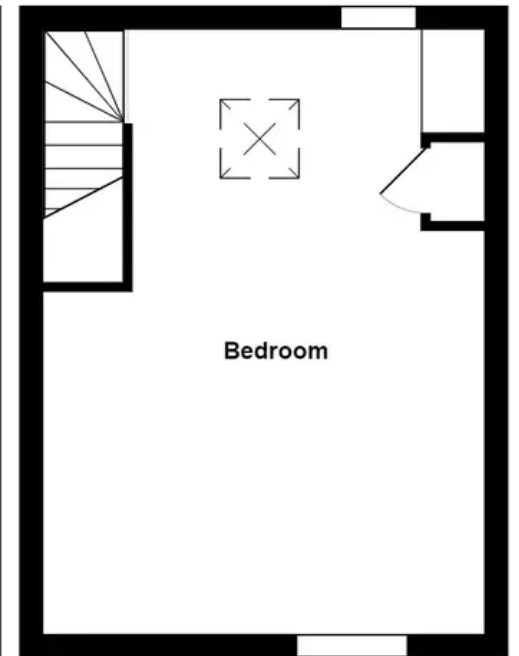
Basement



Ground Floor



First Floor



Second Floor



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