



# Kendal

£250,000

15 Underley Avenue, Kendal, Cumbria, LA9 5EU

An opportunity to purchase a traditional stone and slate semi-detached house which offers scope for enlargement. Located in one of Kendal's popular residential areas just off Kendal Green with distant views to the Kentmere fells and with St Thomas primary school nearby. A property that is now ready for the new owners to create a home to suite their own needs and tastes.

The accommodation offers well balanced living space with entrance hall, living room, dining kitchen and utility/W.C./rear porch on the ground floor with two double bedrooms and a four-piece bathroom on the first floor. Outside there are gardens to the front and rear. No upward chain and early possession available.

## Quick Overview

Traditional stone & slate semi-detached house  
 Living room, kitchen & utility room  
 Two bedrooms  
 Four piece bathroom  
 Terraced rear garden  
 Scope for improvement  
 No upward chain  
 Convenient location for Kendal town centre  
 Just off the popular Kendal Green  
 Broadband speed up to 60 Mbps



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60 Mbps



On-Road  
Parking

Property Reference: K6698





Living Room



Living Room



Dining Kitchen



Utility Room

**Property Overview:** For those seeking a property to create into their ideal home, then look no further than 15 Underley Avenue! which could easily be extended further (subject to the necessary planning consents) - allowing the new purchaser an opportunity to create a home to suit their own needs and taste.

The property stands in an elevated position on a good sized plot with steps to the front entrance and enclosed gardens to the front and rear.

You are first welcomed by the entrance hall with stairs leading to the first-floor and useful alcove with shelf and hanging hooks for coats and shoes.

The living room is a pleasant space with a double glazed window overlooking the front garden. A recently installed wood-burning stove stands on a hearth being the focal point for all the family to enjoy. Useful fireside alcoves with shelves. You will also find a useful under stairs cupboard for storage.

The dining kitchen situated to the rear of the property has recently been upgraded by the current vendor. Fitted with a range of base units with complementary working surfaces, inset single drainer stainless steel sink unit. Kitchen appliances include a built-in Bosch oven and a 2 ring induction hob. There is space for an undercounter fridge. There are additional cupboards for storage and a double glazed window overlooking the rear garden. Adjoining the kitchen is the utility/W.C./rear porch with a double glazed window and door to the rear garden.

The first floor accommodation provides two double bedrooms with the main bedroom having a pleasant outlook to the front with a double glazed window. The second bedroom offers a rear aspect over the garden.

To complete the picture the four piece bathroom comprises of; a low-level corner bath, a shower cubicle with a wall-mounted mixer shower, a pedestal wash hand basin and W.C. A useful airing cupboard housing the hot water cylinder and providing storage for linen.



Accommodation with approximate dimensions:

Ground Floor:

Entrance Hall

Living Room

14' 2" x 12' 4" (4.32m x 3.76m)

Kitchen

15' 2" x 8' 1" (4.62m x 2.46m)

Utility Room

5' 11" x 4' 8" (1.8m x 1.42m)

First Floor:

Landing

Bedroom One

15' 6" x 11' 3" (4.72m x 3.43m)

Bedroom Two

12' 4" x 7' 1" (3.76m x 2.16m)

Bathroom

**Outside:** To the front of the property you will find well-established shrubs and steps leading up to the front entrance with a pathway that leads round to the rear garden. The large enclosed, terraced rear garden offers the new owners a blank canvas to landscape and two separate storage sheds.

**Services:** Mains electricity, mains drainage and mains water.

Although there is gas to the property, it is currently disconnected. There is opportunity for a new owner to re-connect or alternatively you may decide to opt for electric heating.

**Tenure:** Freehold. Vacant possession upon completion.

**Council Tax Band:** Westmorland & Furness Council  
- Band C

**Viewings:** Strictly by appointment with Hackney & Leigh Kendal Office.



Bedroom One



Bedroom Two



Four Piece Bathroom

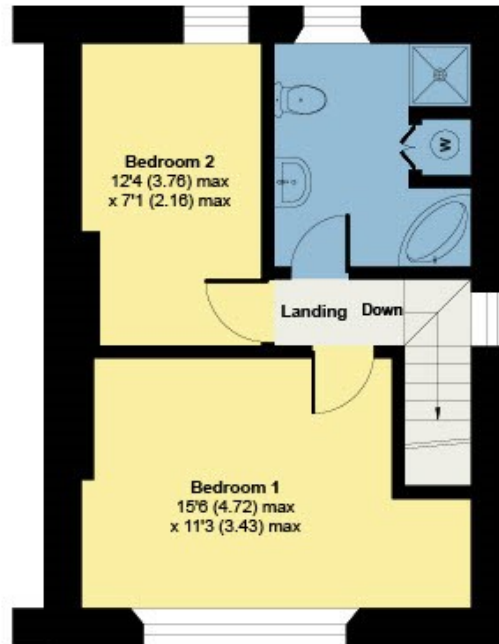


Rear Garden

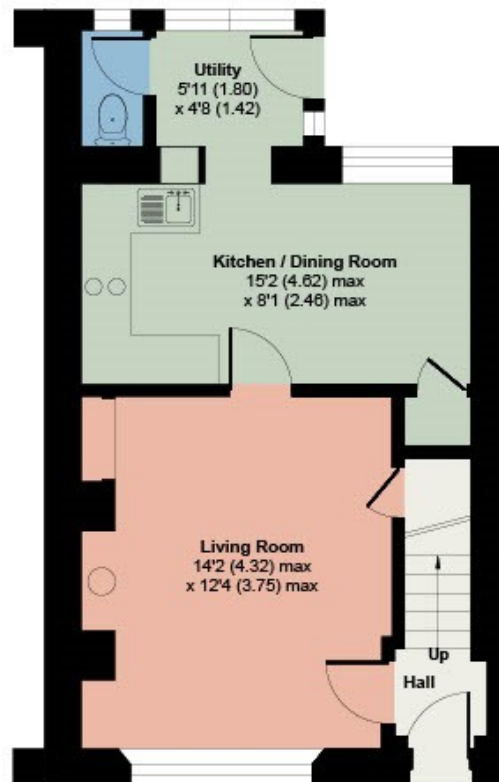
# Underley Avenue, Kendal, LA9

Approximate Area = 798 sq ft / 74.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlche.com 2023. Produced for Hackney & Leigh. REF: 1016027

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