



16 Park Avenue, Kendal  
£280,000



## 16 Park Avenue

Kendal, Kendal

A traditional mid terraced house situated in a popular residential location and being within walking distance from the Town centre amenities . The property has easy access to local colleges, schools, transport services and road links to The Lake District National Park and the M6 Motorway

The property has been very well maintained by the current vendor which briefly comprises a sitting room, lounge diner with wood burning stove and a kitchen to the ground floor. The first floor offers two bedrooms and a family bathroom with the second floor having one bedroom. The property benefits from gas central heating and part double glazing.

There is a forecourt garden to the front and enclosed rear patio garden. On road parking applies.

Council Tax band: C

Tenure: Freehold

## GROUND FLOOR

### ENTRANCE HALL

14' 8" x 3' 10" (4.46m x 1.16m)

Both max. Single glazed window, radiator, wood flooring.

### SITTING ROOM

15' 0" x 11' 1" (4.57m x 3.38m)

Both max. Single glazed bay window, radiator, traditional open fireplace.

### LOUNGE DINING ROOM

14' 11" x 11' 5" (4.56m x 3.48m)

Both max. Double glazed doors to garden, wood burning stove, two built in cupboards, wood flooring.

### KITCHEN

16' 8" x 6' 9" (5.09m x 2.07m)

Both max. Three double glazed windows, double glazed Velux window, radiator, good range of base and wall units, stainless steel sink, integrated oven, gas hob with extractor/filter over, space for fridge freezer, space for dishwasher, plumbing for washing machine, tiled splashback, laminate flooring.





## FIRST FLOOR

### BEDROOM

13' 9" x 11' 1" (4.20m x 3.37m)

Both max. Two single glazed windows, radiator, cast iron feature fireplace, wood flooring.

### BEDROOM

9' 5" x 6' 9" (2.88m x 2.07m)

Both max. Double glazed window, radiator, wood flooring.

### BATHROOM

9' 8" x 6' 8" (2.95m x 2.02m)

Both max. Double glazed window, heated towel radiator, three piece suite comprises W.C. wash hand basin to vanity and bath with thermostatic shower over, partial tiling to walls, built in cupboards, wood flooring.

### LANDING

9' 7" x 5' 10" (2.92m x 1.77m)

Both max. Wood flooring.

## SECOND FLOOR

### BEDROOM

13' 10" x 13' 6" (4.22m x 4.11m)

Both max. Two double glazed Velux windows, radiator, eaves storage, wood flooring.

## EPC RATING D

### SERVICES

Mains electric, mains gas, mains water, mains drainage.

### COUNCIL TAX: BAND C

### TENURE: FREEHOLD

### DIRECTIONS

Travelling out of Kendal on the A6 Milnthorpe Road, continue passed Kendal College, turn left at the traffic lights and take the second left into Park Avenue where number 16 is located on the left.

WHAT3WORDS: trial.orbit.sailor

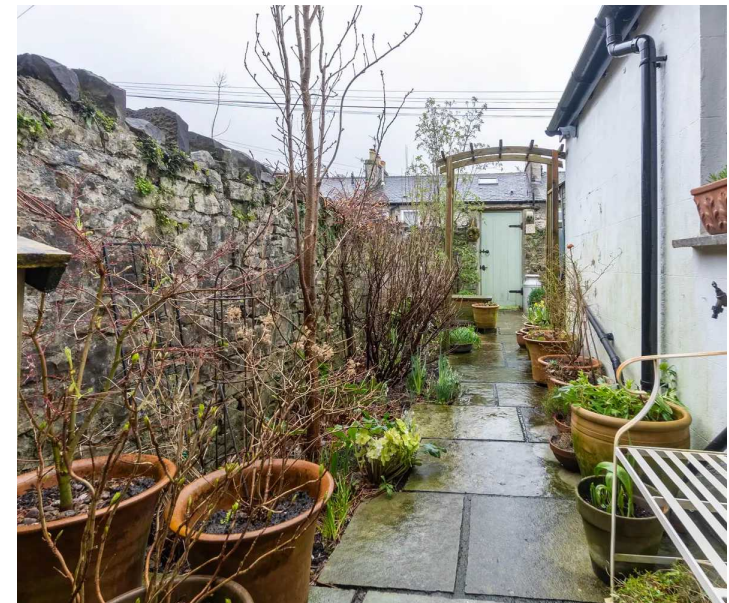




## GARDEN

An enclosed garden to the rear with a patio seating area and ample space for garden furniture and potted plants.

On road parking.



# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England, Scotland & Wales**

EU Directive  
2002/91/EC





## THW Estate Agents

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