



75 Aynam Road, Kendal  
£250,000







## 75 Aynam Road

### Kendal

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, 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.



- Mid terrace house
- Patio and garden
- Sitting room with multi fuel stove
- Central location
- Dining kitchen with multi fuel stove
- Utility room
- Three bedrooms
- River views
- Modern bathroom and shower room
- Driveway parking



## **BASEMENT**

### **BEDROOM**

14' 11" x 11' 5" (4.55m x 3.47m)

Both max. Double glazed window, recessed spotlights.

## **GROUND FLOOR**

### **ENTRANCE HALL**

14' 1" x 3' 8" (4.30m x 1.13m)

Both max. Double glazed door, radiator.

### **SITTING ROOM**

12' 9" x 10' 3" (3.89m x 3.13m)

Both max. Single glazed bay window, radiator, multi fuel stove to feature fireplace, built in cupboard and shelving to alcoves.

### **DINING KITCHEN**

12' 4" x 11' 4" (3.75m x 3.45m)

Both max. Double glazed window, radiator, multi fuel stove to feature fireplace, good range of base and wall units, stainless steel sink, integrated oven, electric hob with extractor hood over, tiled splashbacks.

### **UTILITY ROOM WITH STUDY SPACE**

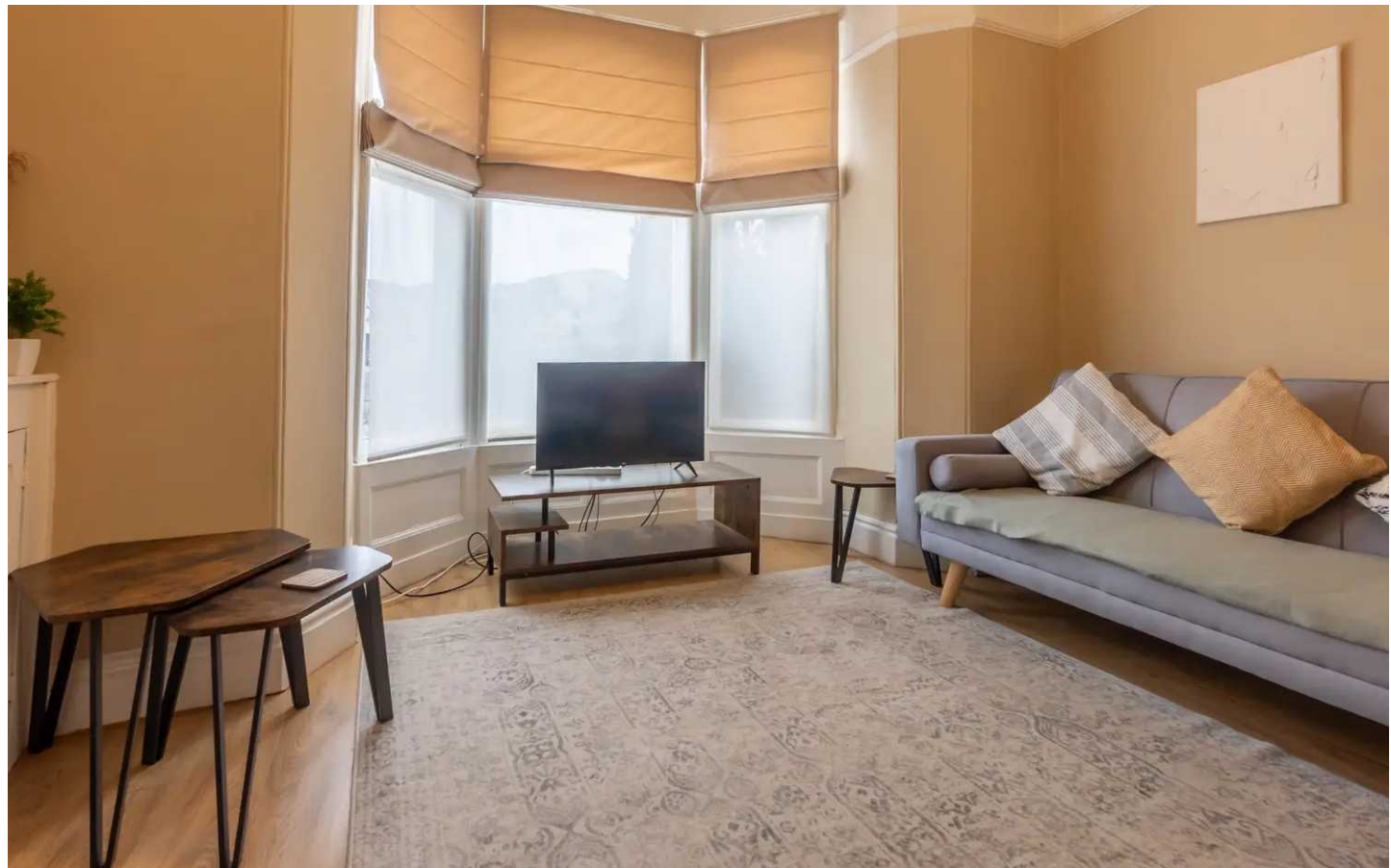
14' 1" x 8' 5" (4.30m x 2.56m)

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

### **SHOWER ROOM**

6' 6" x 3' 10" (1.99m x 1.18m)

Both max. 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

### BEDROOM

16' 4" x 11' 7" (4.97m x 3.54m)

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

### BEDROOM

11' 9" x 8' 11" (3.57m x 2.73m)

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

### BATHROOM

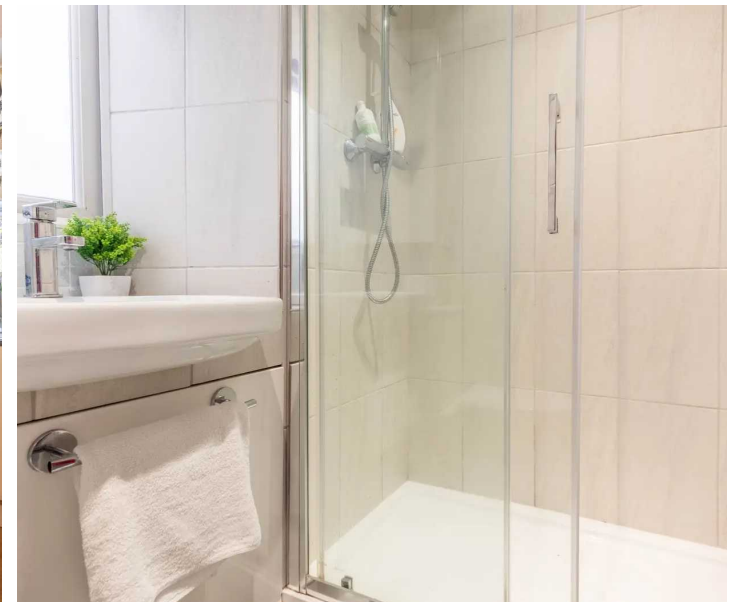
10' 11" x 8' 7" (3.32m x 2.61m)

Both max. 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.

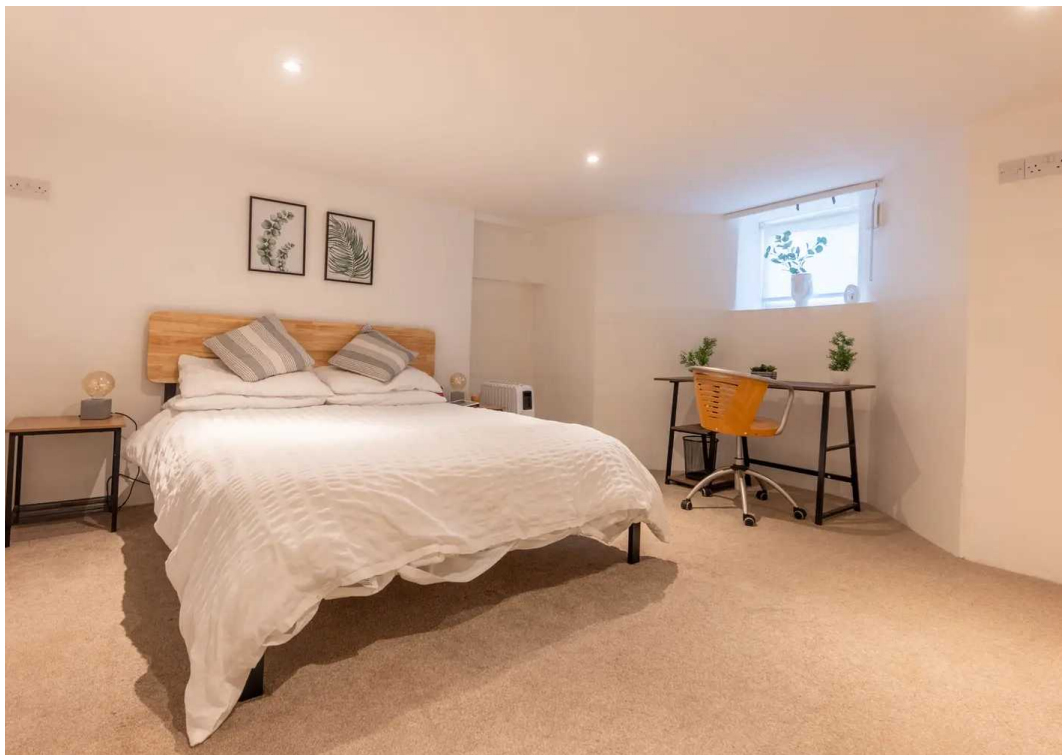
### LANDING

14' 8" x 4' 0" (4.48m x 1.23m)

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









## 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.

## DRIVEWAY PARKING

## EPC RATING D

## SERVICES

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

## COUNCIL TAX:BAND

## TENURE:FREEHOLD

## 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.

**WHAT3WORDS:**nuns.tree.paper



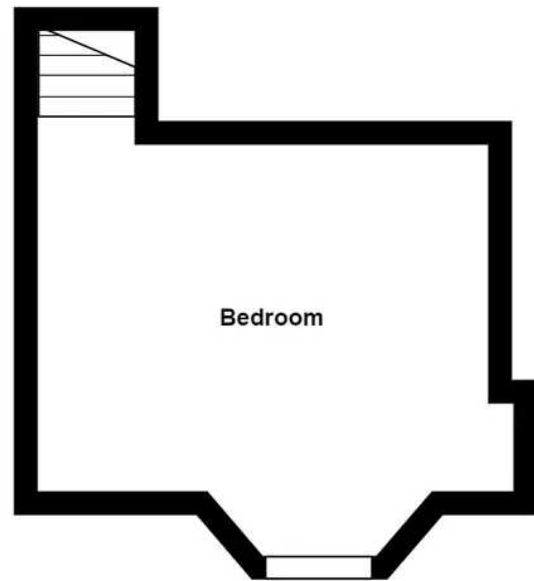




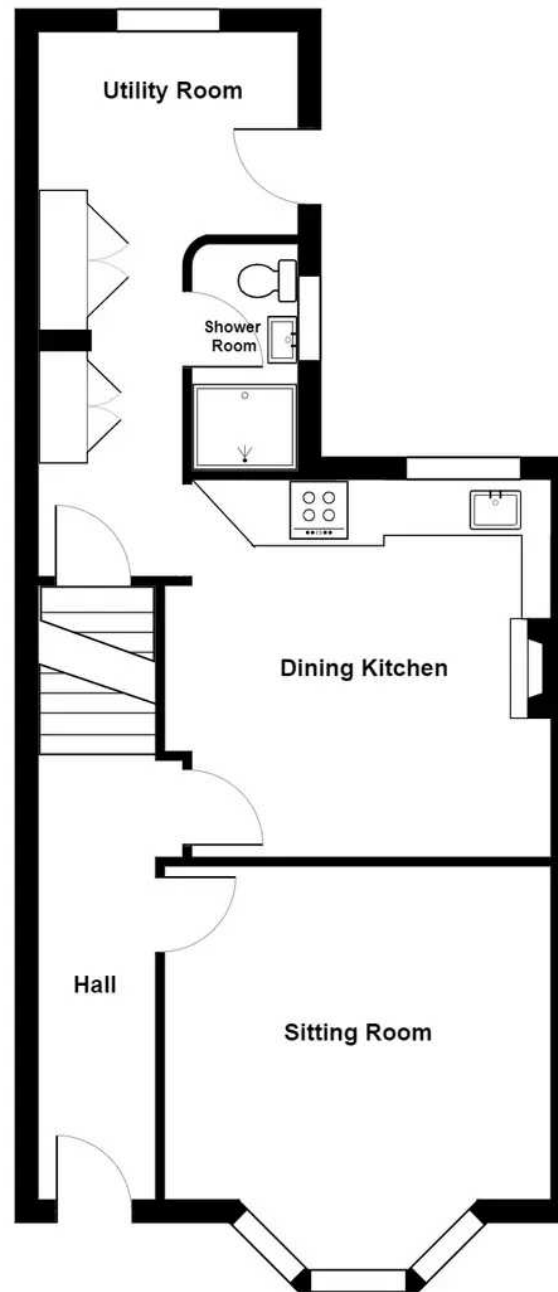
75 Aynam Road, Kendal

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

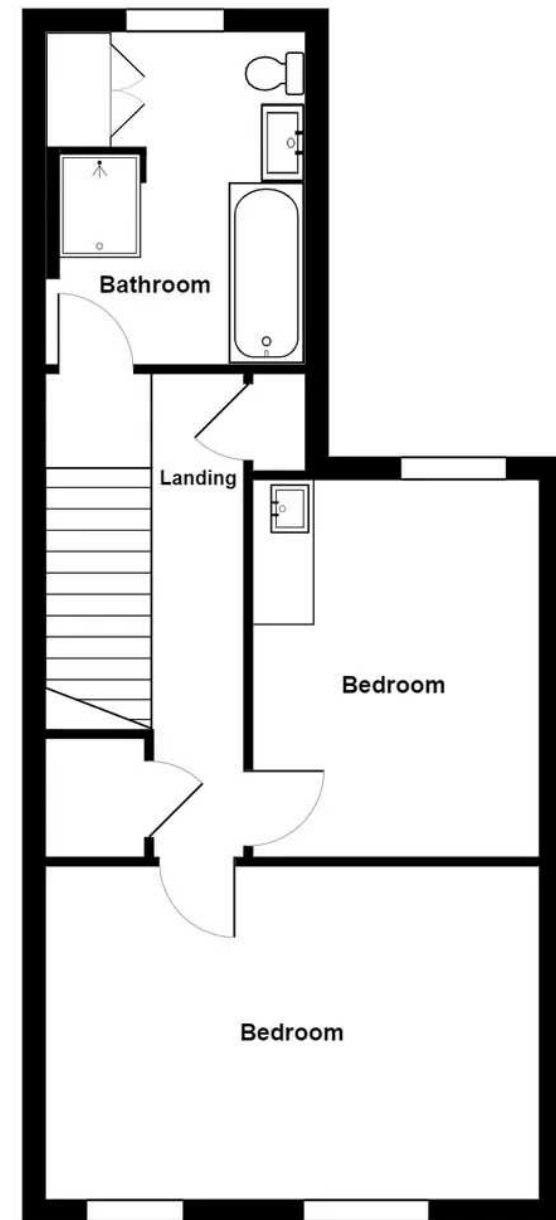
For illustrative purposes only - not to scale.  
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Basement



Ground Floor



First



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