



33 Aynam Road, Kendal
£399,950





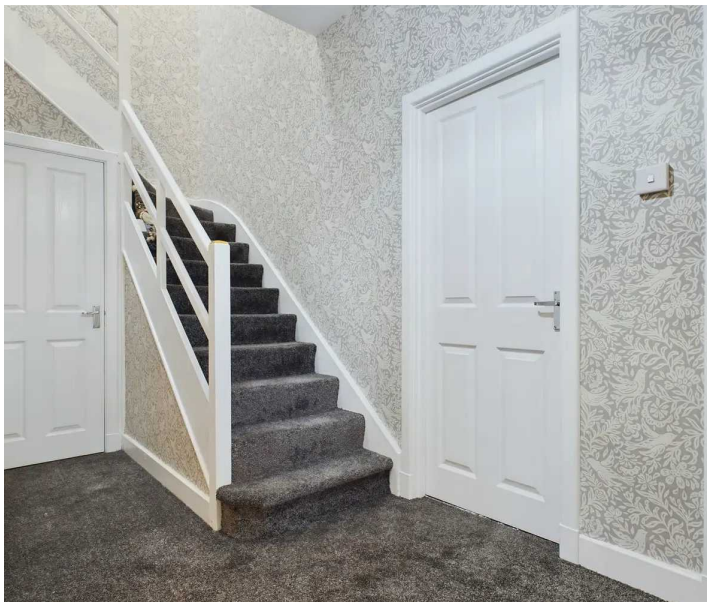
33 Aynam Road

Kendal

A character filled, substantial Victorian terraced house centrally located within the market town of Kendal offering easy access to all the local amenities, schools together with road links to the M6 motorway. There are pleasant views across the River Kent toward Abbot Hall and the Parish Church.

The well presented accommodation which has been renovated to a high standard by the owners briefly comprises entrance hall, sitting room with wood burning fireplace, modern kitchen and a double bedroom to the ground floor. The first floor offers three double bedrooms all with working fireplaces, family bathroom and a separate cloakroom with a further two double bedrooms with great views of the river Kent to the second floor. The cellar could also be converted into an extra living space with it having a bathroom, cloakroom and two spacious rooms. The property benefits from gas central heating.

Outside there is a enclosed garden to the rear and a garden to the front. Permit parking on Parr Street, with parking permitted on Aynam Road between the hours of 6pm and 8am.



- Traditional terraced house
- Spacious cellar
- Sitting room with views out across the river
- Gas central heating
- Modern kitchen
- Gardens to the front and rear
- Six double bedrooms
- Two bathrooms
- Permit parking

LOWER GROUND FLOOR BASEMENT

STORE

14' 2" x 12' 7" (4.31m x 3.84m)

Both max. Single glazed window, light and power.

STORE

11' 9" x 10' 9" (3.59m x 3.27m)

Both max. Single glazed window, light and power.

BATHROOM

11' 3" x 6' 11" (3.44m x 2.12m)

Both max. Single glazed window, radiator, two piece suite comprises wash hand basin to vanity and bath.

CLOAKROOM

5' 5" x 3' 6" (1.64m x 1.06m)

Both max. W.C. light and power.

HALLWAY

17' 6" x 6' 3" (5.34m x 1.91m)

Both max. Radiator.

GROUND FLOOR

ENTRANCE HALL

4' 6" x 4' 2" (1.37m x 1.28m)

Both max. Double glazed door, double glazed window, single glazed window.

SITTING ROOM

14' 2" x 13' 0" (4.33m x 3.96m)

Both max. Double glazed bay window, radiator, inset log burning fireplace.

KITCHEN

12' 0" x 11' 7" (3.67m x 3.54m)

Both max. Double glazed door to garden, double glazed window, radiator, good range of base and wall units, stainless steel sink, integrated oven, gas hob, space for fridge freezer, plumbing for washing machine, tiled splashback, gas combi boiler, built in cupboard, understairs storage.



BEDROOM

12' 4" x 11' 9" (3.76m x 3.59m)

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

HALLWAY

12' 2" x 5' 10" (3.72m x 1.79m)

Both max. Single glazed inner door, radiator, built in cupboard, access to basement.

FIRST FLOOR

BEDROOM

13' 0" x 11' 3" (3.97m x 3.42m)

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

BEDROOM

12' 0" x 12' 0" (3.66m x 3.65m)

Both max. Two single glazed window, radiator, traditional fireplace

BEDROOM

11' 10" x 11' 3" (3.61m x 3.43m)

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

BATHROOM

10' 5" x 7' 2" (3.17m x 2.19m)

Both max. Single glazed window, heated towel radiator, two piece suite comprises wash hand basin to vanity and bath with mixer shower, partial tiling to walls, built in cupboards.

CLOAKROOM

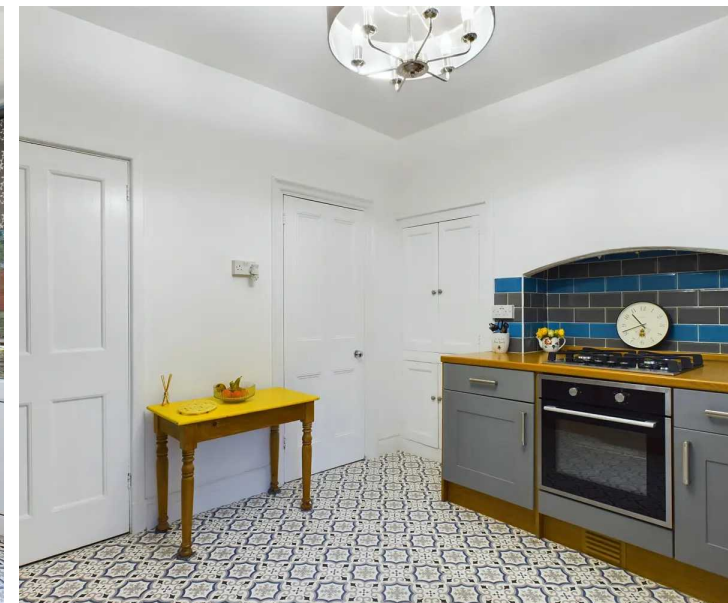
5' 10" x 3' 3" (1.77m x 1.00m)

Both max. Single glazed window, W.C.

LANDING

13' 1" x 7' 4" (4.00m x 2.24m)

Both max. Radiator, understairs storage.





SECOND FLOOR

BEDROOM

20' 6" x 11' 7" (6.25m x 3.53m)

Both max. Two double glazed windows, radiator, cast iron decorative feature fireplace.

BEDROOM

12' 8" x 12' 1" (3.85m x 3.69m)

Both max. Single glazed window, radiator.

LANDING

12' 0" x 11' 8" (3.66m x 3.55m)

Both max. Double glazed Velux window, radiator, loft access.

EPC RATING E

SERVICES

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

OUTSIDE

A spacious enclosed landscape garden to the rear which can be accessed from the kitchen and front of the property with established trees, lawn areas and rockery features. To the front of the garden there is a small fore courted area, there is access to the rear garden by an under croft to the side of the property.

PARKING

Permit parking on Parr Street, with parking permitted on Aynam Road between the hours of 6pm and 8am as it is a single yellow line road.

EPC RATING E

SERVICES

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

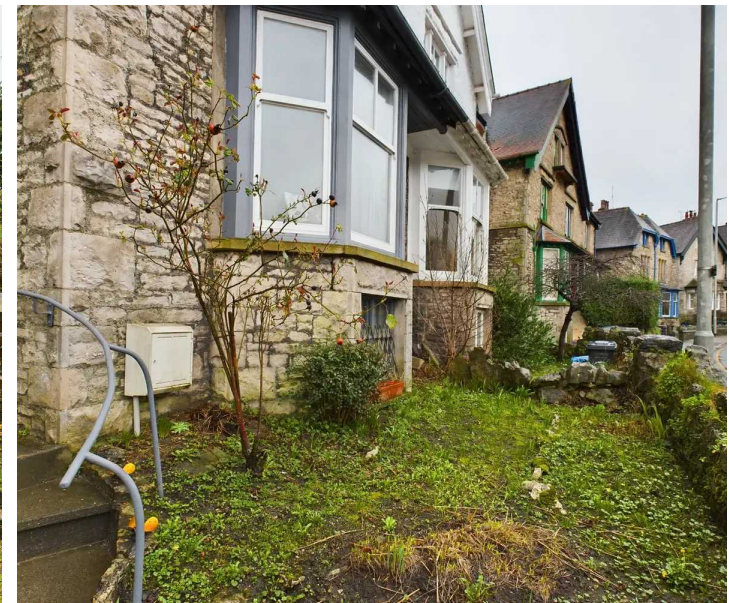
COUNCIL TAX: BAND D

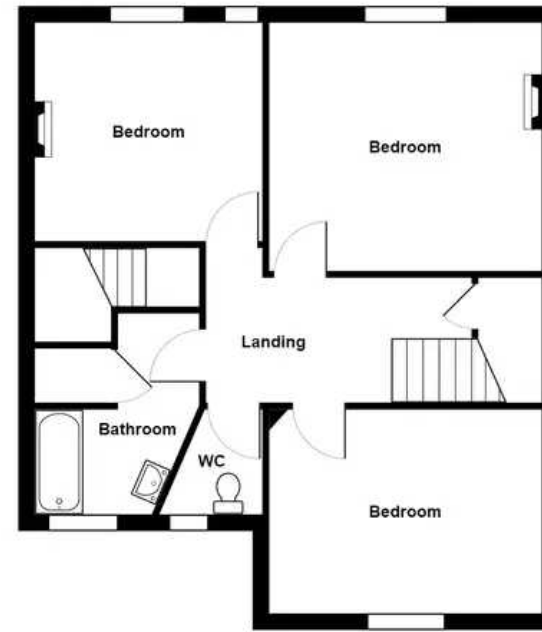
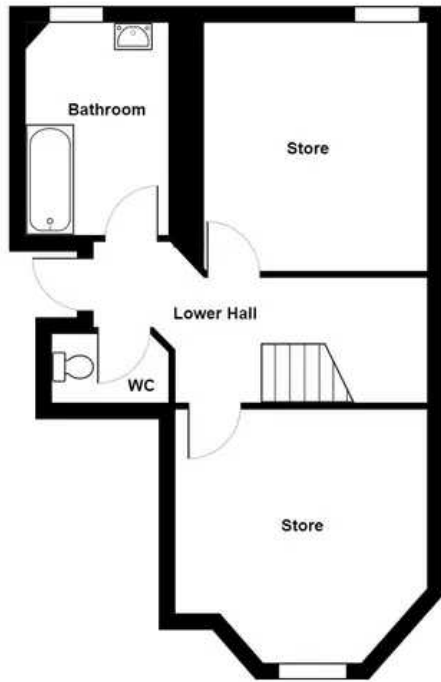
TENURE: FREEHOLD

DIRECTIONS

Leave Kendal centre following the one way system South along Aynam Road with the River Kent on your right, pass Queen Katherine Street and Parr Street and number 33 is located on the left looking out towards Abbot Hall.

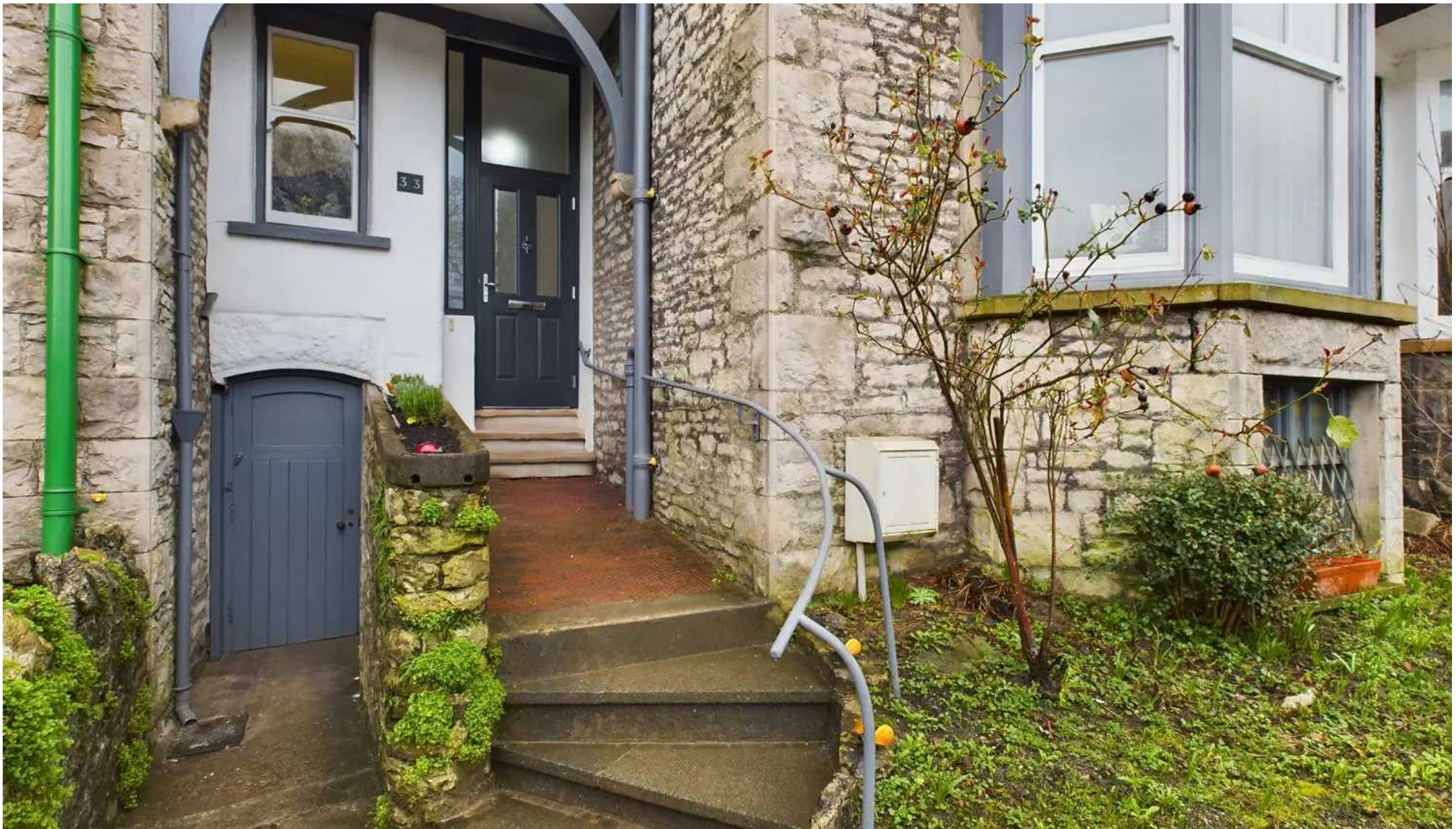
WHAT3WORDS: high.give.follows





33 Aynam Road, Kendal
 Total Area: 199.2 m² ... 2145 ft²

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