



Kendal

£260,000

44 Park Avenue, Kendal, Cumbria, LA9 5QW

44 Park Avenue is a well-presented Victorian two bedroom, stone and slate property. Nestled in a convenient location to the south of the market town of Kendal within walking distance of local shops and the river Kent.

The layout is easy to manage and tastefully decorated, on the ground floor is a entrance hall, a cosy living room, a kitchen, a most useful utility room and a downstairs shower room. On the first floor there are two good sized bedrooms and a three piece bathroom. Outside to the rear is a paved patio garden. An early appointment to view is highly recommended.

Quick Overview

- Victorian mid-terraced home
- Living room with bay window
- Kitchen with adjoining utility space
- Downstairs modern shower room
- Two good-sized bedrooms
- Three piece suite bathroom
- Private paved enclosed yard
- On-street parking
- Convenient location for Kendal town
- Early viewing highly recommended



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On-Street Parking

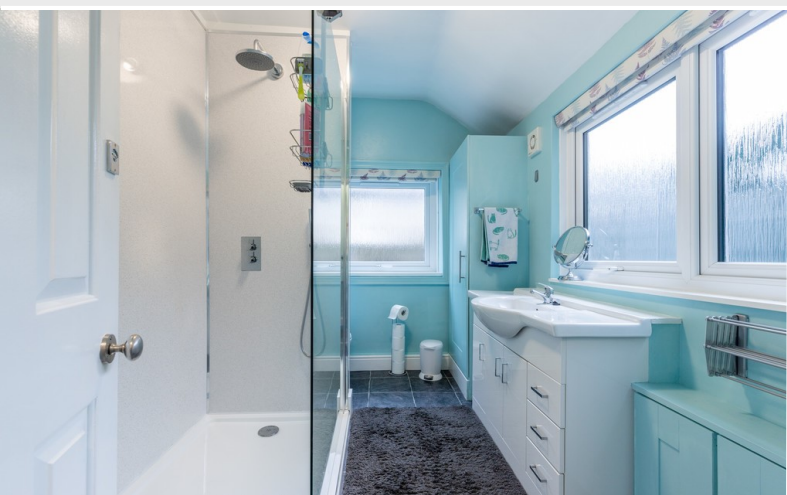
Property Reference: K6791



Living Room



Utility Room



Downstairs Shower Room

Location: Situated to the south of the market town of Kendal the property can be found by leaving Kendal on the Milnthorpe Road. Park Avenue is now a one way street with vehicle access from Park Street. Take the turning left at the traffic lights at the junction of Romney Road, then first left into Park Street, follow the road down bearing right into Park Avenue. The property is then found on your right-hand side.

Property Overview: This traditional stone and slate Victorian mid-terraced property is situated in a convenient location within easy walking of many amenities including schools, Doctor surgery, Kendal leisure centre, shops and riverside walks.

The entrance hall features an arched alcove and original plaster corning to the ceiling. Ample space for hanging up everyday coats. A staircase rises to the first floor level.

To the front is a pleasant living room with a large bay window allowing natural light. This room has many features, including; the original plaster corning to ceiling, ceiling rose and an attractive fireplace with a tiled hearth with a cast iron for cosy winter afternoons and evenings, with two matching arched fireside alcoves.

Moving towards the rear of the property, you will find the kitchen. Fitted with a range of wall, drawer and base units with complementary work surfaces and inset stainless steel sink. There is space for a slot in oven, dishwasher and standing fridge freezer. Under the stairs is a useful cupboard which is ideal to use as a pantry.

Adjacent to the kitchen is the excellent utility space and shower room. The utility space includes useful working surfaces and cupboard door. There is plumbing for the washing machine and space for a tumble dryer. A door leads to the rear patio garden. The shower room includes a three-piece suite that comprises; a large walk-in shower cubicle with rainfall head, a vanity wash hand basin and W.C. A cupboard conceals the wall-mounted gas fired boiler.

Upstairs, on the landing you will find a glazed rooflight.

Bedroom one is a good-sized double room located to the front, enjoying two windows allowing natural light. An over stairs cupboard includes shelves which would be useful for added storage space or to utilise as a wardrobe.

Bedroom two is located to the rear enjoying a view over the patio garden.

To complete the picture, the family bathroom includes a three piece suite comprises of; a double ended bath with shower over, vanity unit with wash hand basin, W.C There is ample storage with fitted painted cupboards including wooden shelving for linen.

Accommodation with approximate dimensions:

Ground Floor:

Entrance Hall

Living Room

14' 11" x 0' 5" (4.55m x 0.13m)

Kitchen

14' 1" x 11' 2" (4.29m x 3.4m)

Utility Room

Downstairs Shower Room

First Floor:

Landing

Bedroom One

14' 0" x 11' 1" (4.27m x 3.38m)

Bedroom Two

11' 7" x 6' 11" (3.53m x 2.11m)

Bathroom

Outside: The property has the benefit of a paved walled front garden. To the rear is a private enclosed yard with a decked sitting area and a gate to the rear access lane.

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

Council Tax: Westmorland and Furness Council - Band C

Tenure: Freehold.

Viewings Strictly by appointment with Hackney & Leigh Kendal Office.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

What3Words: ///face.tigers.refuse



Bedroom One



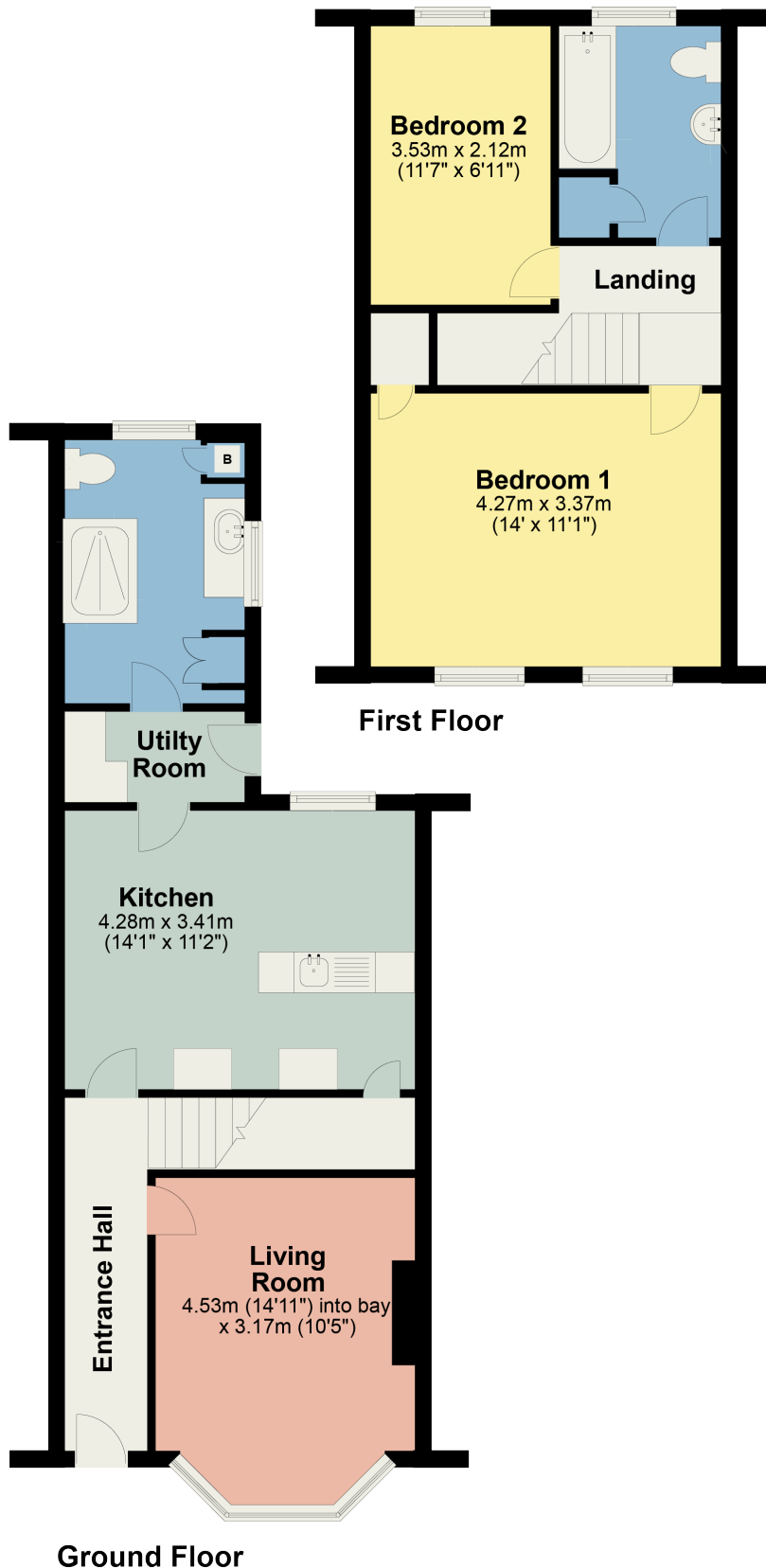
Bedroom Two



Bathroom



Rear Patio Garden



This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: K6791

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