



26 Union Street, Kendal  
£173,000



## 26 Union Street

### Kendal

Nestled within a sought-after residential area on a quiet street, this period two bedroom end of terrace property offers easy access to the Lake District National Park, road and rail links and is within walking distance of Kendal town centre. This traditional end terraced house offers comfortable living space, comprising of two bedrooms, one with built in storage, a spacious kitchen diner with understairs storage, sitting room and a shower room. The property offers modern comforts such as gas central heating, double glazing, and parking is on road with resident permit parking. The property is ideal for first time buyers looking to step onto the property ladder or those wishing to purchase an investment.

- Traditional end terraced house
- Two bedrooms
- Kitchen diner
- Shower room
- Walking distance to town
- Great road and rail links
- Gas central heating
- Resident permit parking
- Double glazing
- Easy access to the Lake District National Park



**HALLWAY**

3' 1" x 3' 0" (0.93m x 0.91m)

**SITTING ROOM**

11' 8" x 10' 2" (3.56m x 3.10m)

**KITCHEN DINER**

13' 2" x 8' 0" (4.02m x 2.44m)

**LANDING**

5' 4" x 2' 7" (1.63m x 0.80m)

**BEDROOM**

11' 11" x 10' 5" (3.62m x 3.17m)

**BEDROOM**

7' 11" x 7' 7" (2.42m x 2.32m)

**SHOWER ROOM**

5' 3" x 5' 0" (1.60m x 1.52m)

**EPC Rating D.**

**SERVICES**

Mains electric, gas, water and drainage.

**COUNCIL TAX BAND B**

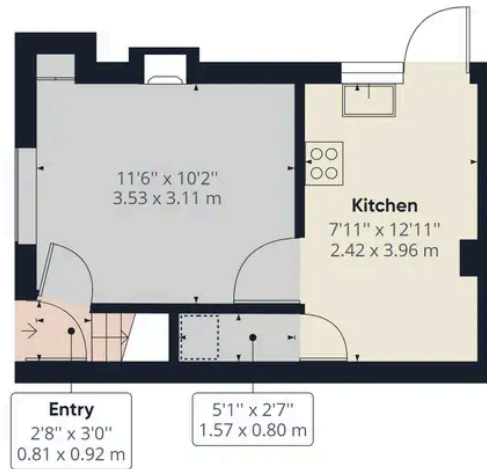
**TENURE: FREEHOLD**

**DIRECTIONS**

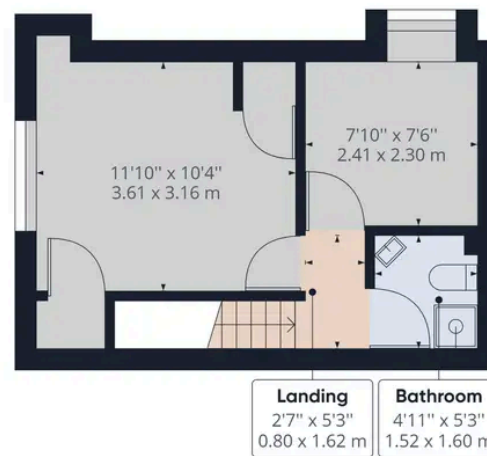
From Kendal town centre follow Stricklandgate to the traffic lights and continue straight on to Windermere Road. Then take the next right on to Union Street and you will find number 26 located on the left just after the turning for Cross Street.

WHAT3WORDS:method.passes.matter





Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

506.44 ft<sup>2</sup>  
47.05 m<sup>2</sup>

**Reduced headroom**

5.00 ft<sup>2</sup>  
0.46 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE360**

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