



# Kendal

£210,000

8 Union Street, Kendal, Cumbria, LA9 4RP

8 Union Street is a well-presented two bedroom stone and slate cottage. Nestled in a convenient location to the north of the market town of Kendal, within walking distance of local shops and amenities.

The property is lovingly modernised and tastefully decorated, on the ground floor is a cosy lounge, modernised kitchen, a most useful utility room. On the first floor there are two good sized bedrooms and a contemporary three piece bathroom. Outside, to the rear is a west facing paved patio garden and permit parking is available on street. This is an ideal first home/investment or holiday home and early appointments to view are highly recommended.

## Quick Overview

- Two bedroom mid terrace cottage
- Spacious lounge
- Contemporary recent fitted kitchen
- Modern bathroom suite
- Gas central heating and double glazing
- Immaculately presented
- Exceptionally convenient for town amenities
- Permit on street parking
- No upward chain
- BT Openreach Broadband available



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BT Openreach  
Broadband  
available



Permit on-street  
parking

Property Reference: K6835



Lounge



Kitchen



Kitchen



Utility Room

**Location** Travelling along Windermere Road take the turning right just after Burneside Road into Union Street and number 8 can be found on the left hand side of the road.

**Property Overview** Nestled in a central location, this stone-built cottage has been thoughtfully modernised, offering a cosy 2-bedroom mid-terrace home with a delightful rear patio. The property boasts recent upgrades to the kitchen, utility, and bathroom, all complemented by a neutral decor throughout.

Step inside to discover a welcoming atmosphere, enhanced by the spacious westerly-facing rear patio that invites relaxation and al fresco dining. Enjoy the comfort of replacement carpets, double glazing and efficient gas central heating, ensuring a warm and inviting living space all year round.

Conveniently situated, this property is just a stone's throw away from a wealth of local amenities, including the bus and train station, shops, cafes, The Brewery Arts Centre, and easy access to the M6 motorway and the stunning Lake District.

Don't miss out on this charming home that seamlessly blends modern comforts with traditional charm. Book a viewing today and make this cottage your new home sweet home.

Once inside the Lounge you will appreciate the wonderful mix of recent upgrading yet traditional features being retained including the alcove storage cupboards, window seat and fireplace with inset coal effect gas fire set on stone hearth with wooden surround. There is a front aspect from the double glazed sash window and double central heating radiator.

The kitchen has been recently replaced to offer an stylish and functional space with range of modern wall and base units, wood effect contour worksurface incorporating single drainer bowl & half sink unit. Built in appliances include Bosch built in oven with 4 ring gas hob over and stainless steel extractor canopy, dishwasher. There is complementary tiling to walls and aspect over the rear patio from double glazed window, oak flooring and double central heating radiator. Useful understairs storage cupboard.

Into the utility there are further matching base units and contour worksurface. The Vaillant boiler is wall mounted and there is a highly polished stone floor. Composite door to rear garden and two double glazed windows.

At first floor there is a split level landing with access to both bedrooms and to the rear of the property, the bathroom. There is access to the loft via hatch and open spindled balustrade. Bedroom One has wonderful traditional features including window seat, built in alcove storage and cast iron range style ornate fire with stone surround and matching hearth. Aspect to front from double glazed sash window. The adjacent bedroom has a rear aspect.

The contemporary bathroom offers a panelled bath with chrome shower over, WC and pedestal wash hand basin. Complementary tiling to walls and extraction. Wood effect flooring, heated chrome towel rail and double glazed window.

The enclosed rear patio is a good size and has a westerly aspect. Useful timber store. Parking is on street and permits are issued.

Accommodation with approximate dimensions:

**Ground Floor**

**Lounge**

14' 1" x 11' 9" (4.29m x 3.58m)

**Kitchen**

10' 1" x 7' 5" (3.07m x 2.26m)

**Utility Room**

8' 9" x 6' 2" (2.67m x 1.88m)

**First Floor Landing**

**Bedroom One**

13' 9" x 11' 8" (4.19m x 3.56m)

**Bedroom Two**

7' 9" x 7' 4" (2.36m x 2.24m)

**Bathroom**

**Outside** Rear flagged patio which is well proportioned and has a westerly aspect. Timber store  
Permit parking available on street.

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

**Council Tax** Westmorland and Furness Council - Band B

**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** ///melt.tins.soccer



Bedroom One



Bedroom Two



Bathroom

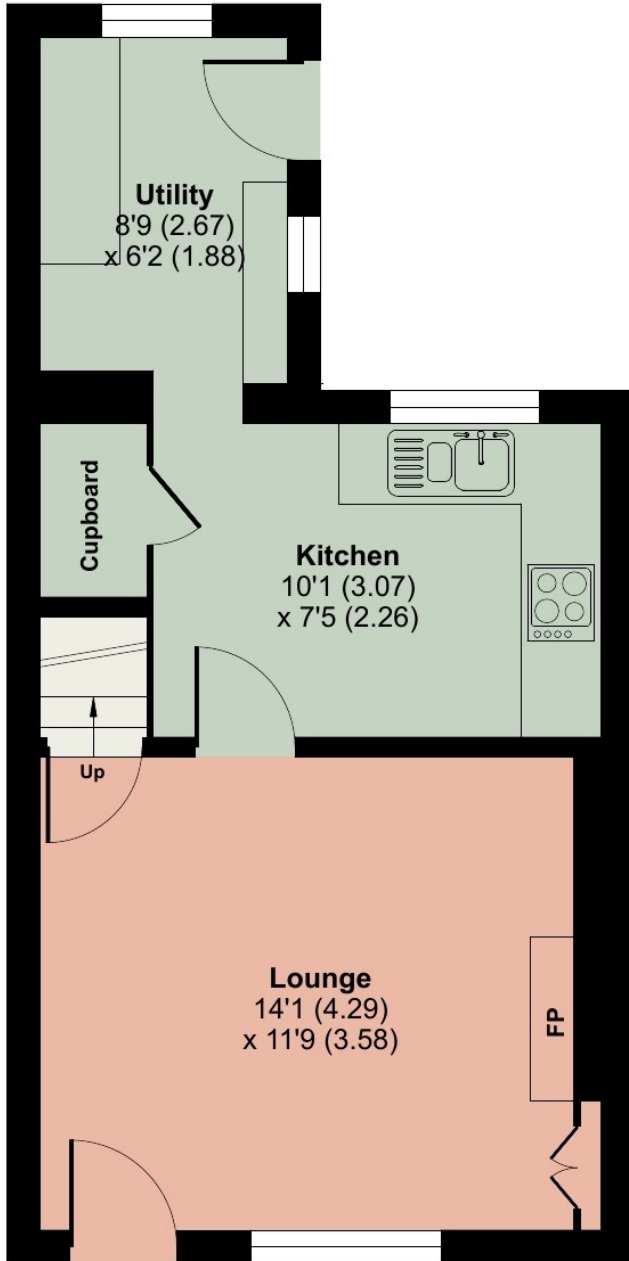


Rear flagged patio

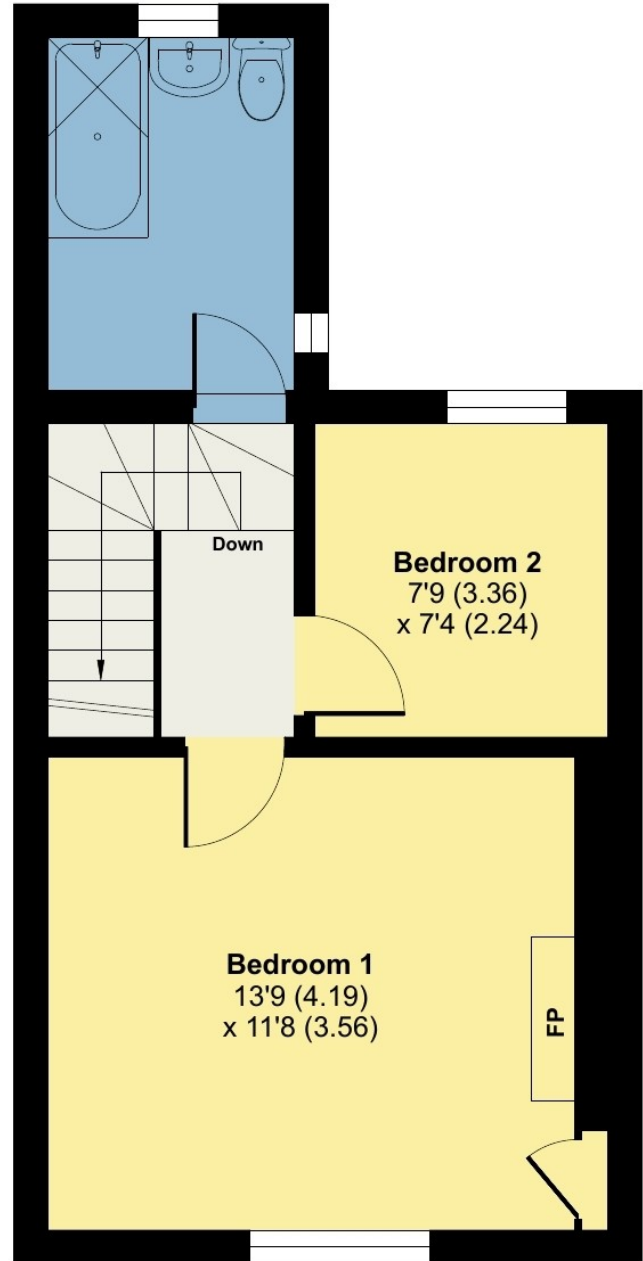
# Union Street, Kendal, LA9

Approximate Area = 684 sq ft / 63.5 sq m

For identification only - Not to scale



**GROUND FLOOR**



**FIRST FLOOR**

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 13/05/2024.