



Kendal

£145,000

32 Ann Street, Kendal, Cumbria, LA9 6AA

Nestled within walking distance of Kendal town, this delightful one bed-roomed mid-terraced stone-built property offers a perfect blend of traditional charm and modern convenience. The ground floor offers a cosy open plan kitchen/living space. Upstairs, you will find one bedroom a study and a house bathroom.

Ideal for first-time buyers, small families, or those looking to rent the property out. With no upward chain the home is ready for you to move in and enjoy immediately.

Quick Overview

Mid terrace stone built property

Open plan kitchen/living room

One bedroom

No upward chain

Convenient location for Kendal town

Ideal first home or buy to let investment

Openreach broadband available

Permit on street parking



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1



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Openreach
Broadband



Permit
parking

Property Reference: K6930



Open plan Kitchen/Living Room



Kitchen



Open plan Kitchen/Living Room



Open plan Kitchen/Living Room

Property Overview

Living in this charming property means you are just a stone's throw away from Kendal town, which offers a wealth of local amenities. Enjoy a variety of shops, cafes, and restaurants, as well as excellent schools, healthcare facilities, and recreational options. The town is well-connected with public transport links, making it easy to explore the beautiful Lake District and beyond.

As you step through the front door, you are greeted by a dual aspect open-plan kitchen and living area that boasts warmth and character. The cosy living room features built in storage space, creating a perfect spot to unwind after a long day. The well-appointed kitchen is designed with functionality in mind, offering ample storage and countertop space. It comes equipped with a Bush oven and 4 ring hob, stainless steel sink and plumbing for a washing machine ensuring that all your culinary needs are met. A window above the sink provides a lovely view of the rear garden, allowing natural light to flood the space.

Upstairs, you will find one bedroom, with its own charm. The study is perfect for a home office or dressing room. The house bathroom is tastefully decorated and features a wc, wash basin and a panelled bath with a shower over with a heated towel rail.

Outside, with access from the open plan Kitchen/Living room the property benefits from pedestrian access over the common yard at the rear adjoining No. 26, 25, 30 and 34 Ann Street and for the drying of clothes. There is a gated alleyway giving shared access from the street to the rear yard.

Accommodation (with approximate dimensions)

Ground Floor:

Open plan Kitchen/Living area
18' 0" x 10' 9" (5.50m x 3.29m)

First Floor:

Landing

Bedroom One
10' 11" x 6' 11" (3.35m x 2.11m)

Study
10' 11" x 4' 3" (3.33m x 1.30m)

House Bathroom

Parking:

On street permit parking nearby.

What3words Location & Directions:

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On entering Kendal down Windermere Road and towards Kendal Train station at the mini roundabout turn off right onto Wildman St., be in the left-hand lane, and turn left, just after the zebra crossing, into Castle Street. Turn left onto Ann Street, and No. 32 is on the left-hand side

Services:

The property is connected to mains electricity, water and drainage. Having electric heaters.

Council Tax:

Westmorland and Furness - Band B

Tenure:

Freehold.

Viewings:

Strictly by appointment with Hackney & Leigh Ambleside Office.

Energy Performance Certificate:

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



Bedroom One



Study



Study

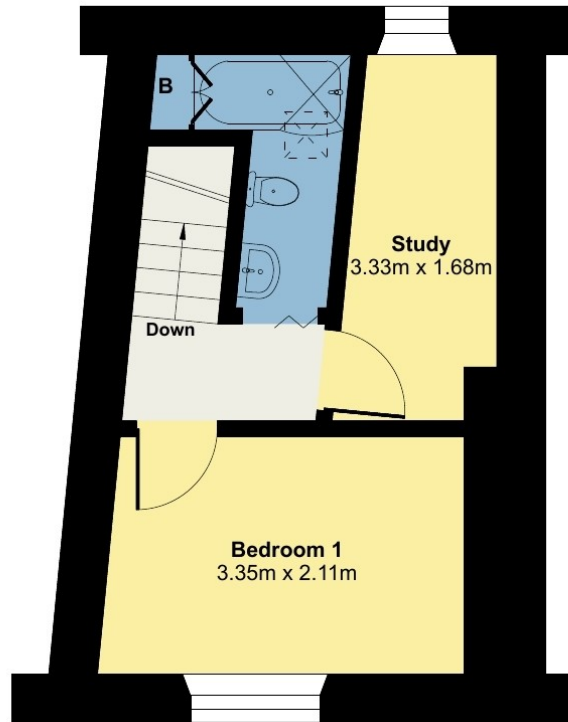


House Bathroom

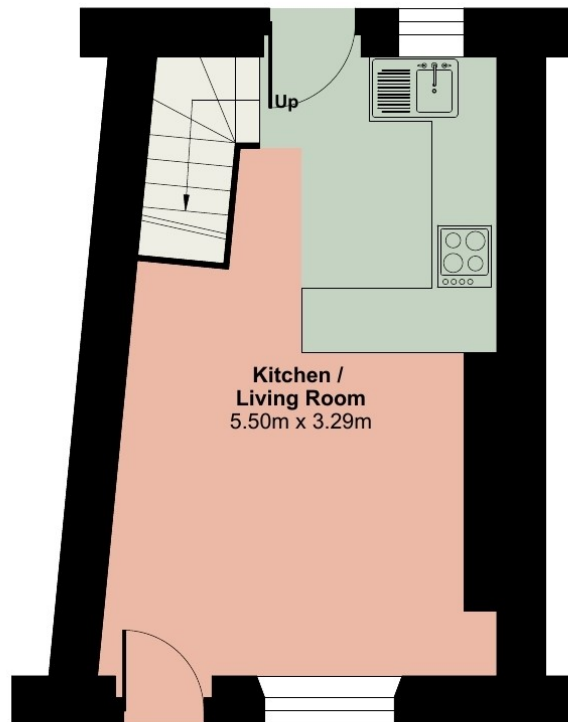
Ann Street, Kendal, LA9

Approximate Area = 438 sq ft / 40.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Hackney & Leigh. REF: 1181331

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