



47 Aynam Road, Kendal - LA9 7DW

Guide Price £265,000





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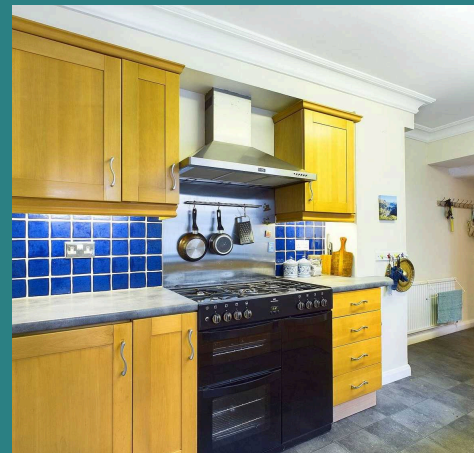
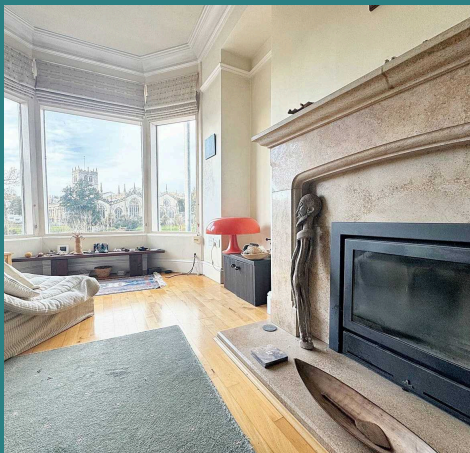
Kendal, Kendal

A period 3 bedroom terraced property in a sought-after location. The ground floor comprises an open plan lounge and dining room, ideal for entertaining guests or relaxing with the family. The kitchen, complete with a larder/utility room, offers ample space for culinary creations. The first floor has two bedrooms and a family bathroom and there is a third bedroom to the second floor. A basement offers additional storage space, perfect for keeping the home clutter-free. A garage adds a practical touch, providing secure parking or extra storage. To the rear, a low-maintenance enclosed yard.

Council Tax band: D

Tenure: Freehold

Directions: From Kendal Town Hall travel down Lowther Street following A65/A6 then Aynam Road and the property will be on your left hand side.



Entrance

Double entrance doors open into a light open plan lounge/dining room.

Lounge/dining

The open plan space has a lounge with a large bay window overlooking the Parish Church, a wood burner with impressive surround and a dining area with built in cupboards, a door to the kitchen and a window to the rear and stairs to the first floor.

Kitchen

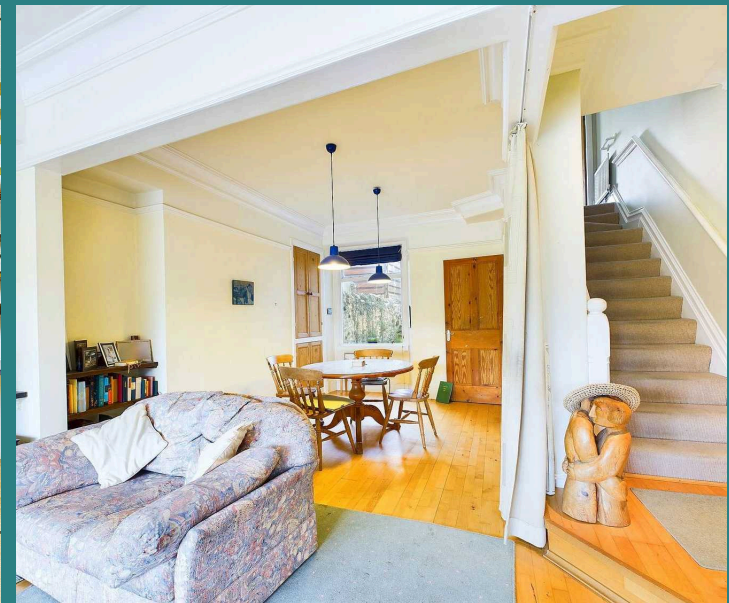
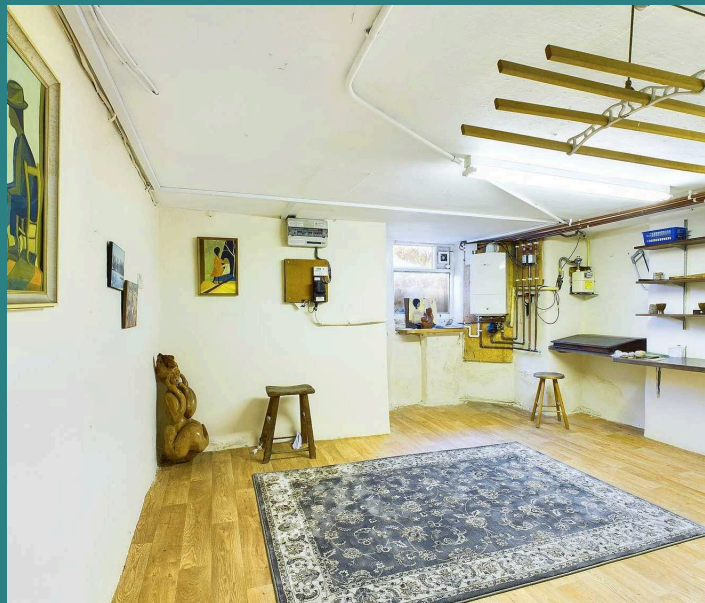
The kitchen has a range of fitted wall & floor storage units with a complementary worktop. There is a Range freestyle gas cooker with 4 rings plus a wok burner, a Newworld stove with an extractor fan, a stainless steel splash back, a 1 1/2 bowl sink, a breakfast bar, a stable door to the rear outside space, a built-in fridge & dishwasher and a window to the side aspect. There is a door to the basement and the utility.

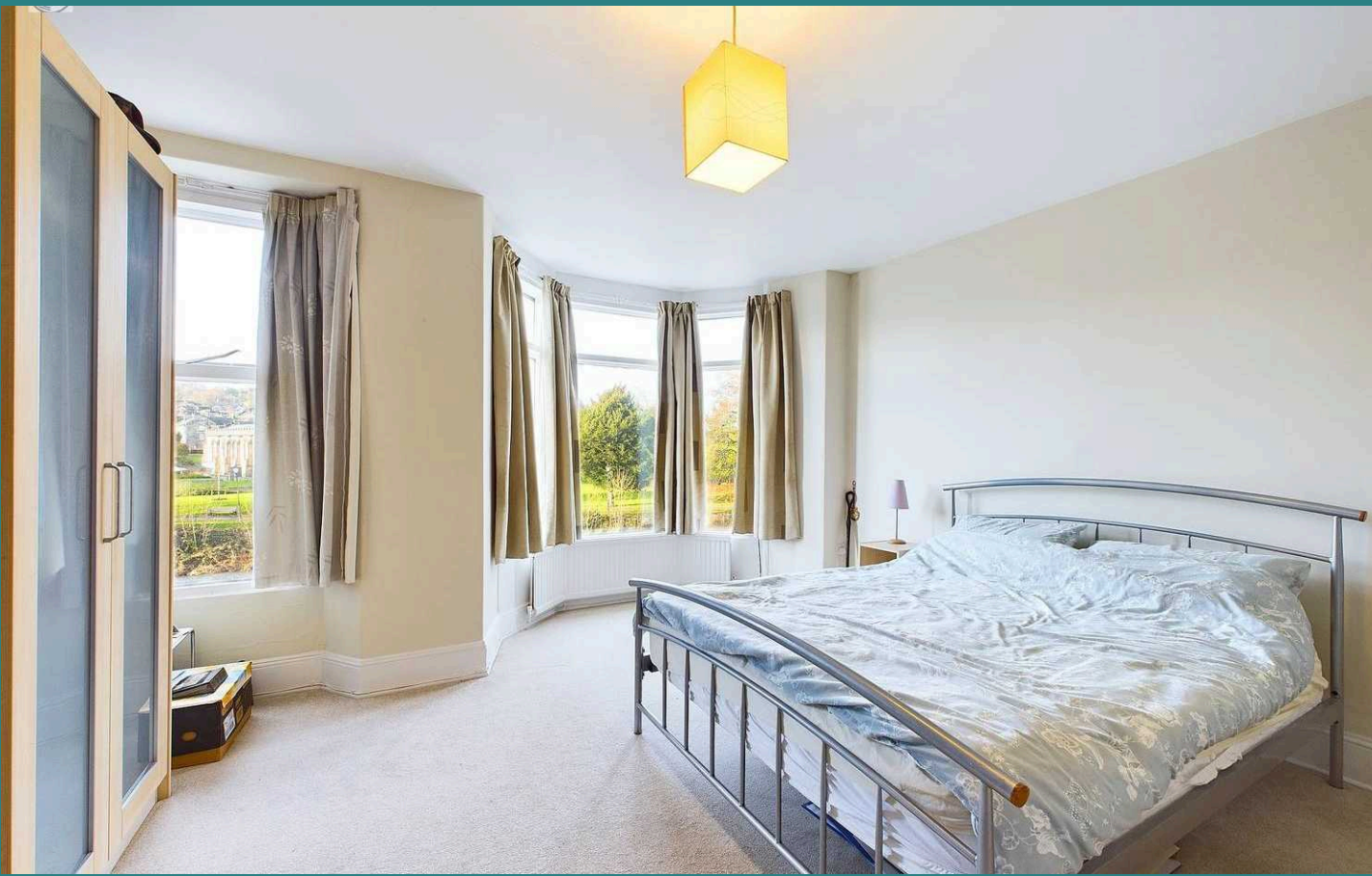
Utility

A larder style utility with shelves & cupboards, space & plumbing for a washing machine and a window to the side aspect.

Basement

The basement houses the consumer units & a Worcester boiler. There is a window to the front of the property.





First Floor Landing

Doors open to the bathroom, two bedrooms, the attic room and an understairs airing cupboard housing the cylinder.

Bedroom One

This generous space has two windows, one of which is a bay which looks to the front at the Parish Church.

Bedroom Two

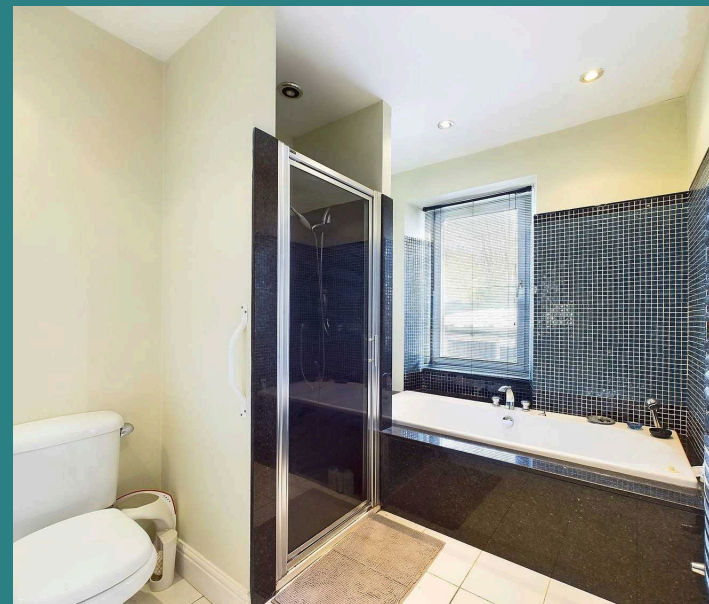
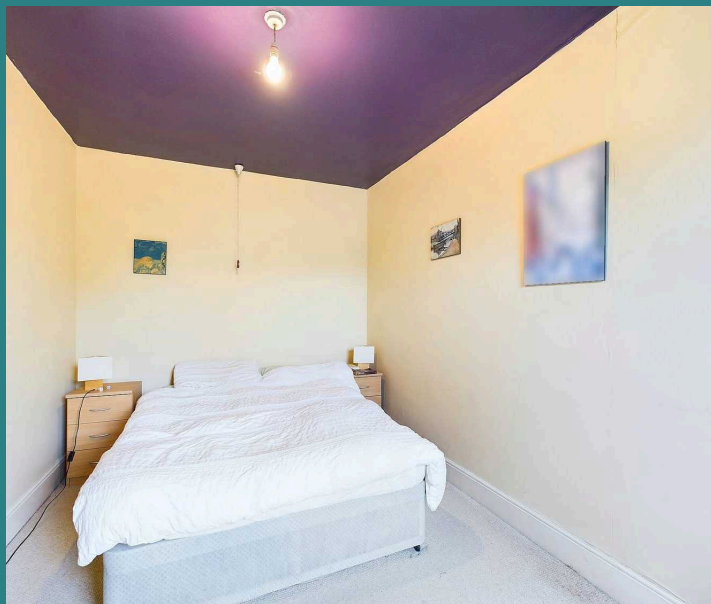
A double room to the rear of the property.

Bathroom

A generous bathroom with a ladder radiator, two dual aspect windows, a spa bath with a separate shower and a vanity sink with a mirror.

Loft

The loft bedroom has a double glazed dormer window to the rear and access to eaves spaces.



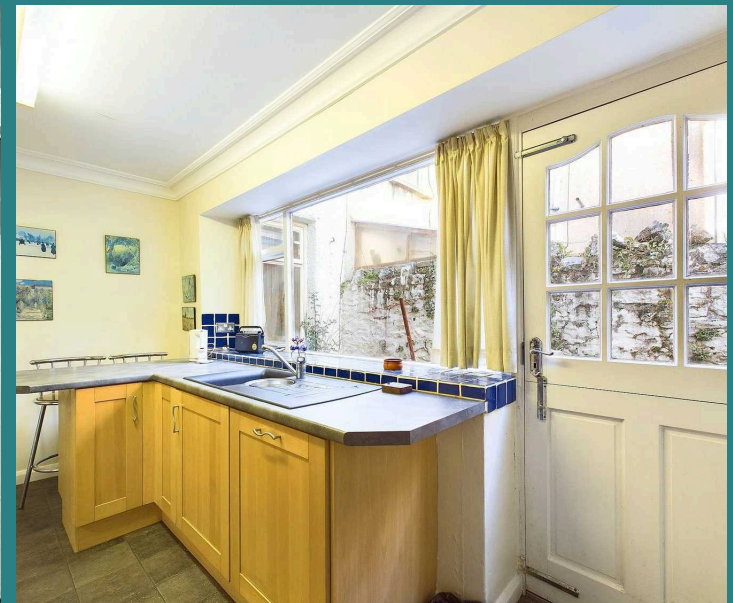
Garden

Gain back yard access from the kitchen or the back lane. There is a garage with an up and over door and side access from the back yard, and a small garden to the front.

Garage

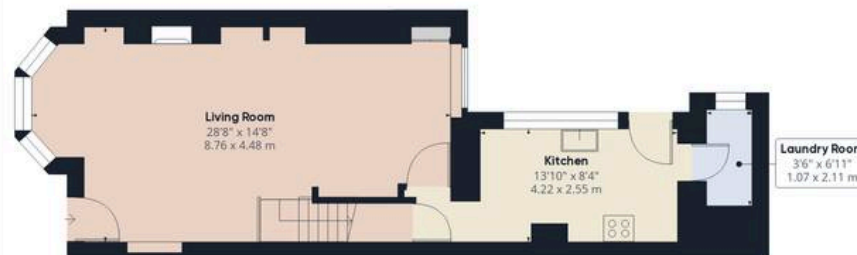
Single Garage

With an up and over garage door for vehicular access from the back lane, with a side window and pedestrian access from the rear yard.





Lower Ground Floor



Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1381.33 ft²

128.33 m²

Reduced headroom

2.53 ft²

0.24 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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