



## Kendal

£375,000

25 Park Avenue, Kendal, Cumbria, LA9 5QN

Step inside this beautifully presented traditional stone and slate Victorian terraced home and discover a spacious and welcoming interior, tastefully decorated throughout. Offering generous and versatile living accommodation, the property is ideally located just a short walk from Kendal town centre. Residents will enjoy easy access to well-regarded local schools, supermarkets, mainline transport links, the leisure centre and picturesque riverside walks along the River Kent.

Upon entering the property, you are welcomed into a spacious entrance hall with stairs leading to the first floor. To the front, the large living/playroom. The living area features a charming bay window an open fireplace and two fireside cupboards. This space opens into a playroom with built-in cupboards, one housing the gas boiler, and a rear-facing window. A door leads through to the kitchen and a cloakroom with WC, feature wash hand basin and heated towel rail.



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Ultrafast



On street  
parking

### Quick Overview

Spacious end of terrace

Large living/playroom

Dining kitchen

Five bedrooms

Bathroom & shower room

Enclosed yard

Well presented throughout

On street parking

Early viewing recommended!

Ultrafast broadband available

Property Reference: K7145



Entrance Hall



Cloakroom



Playroom



Dining Kitchen

The heart of the home is the bright and generously proportioned dining kitchen, which enjoys three windows and a door to the rear yard. The kitchen is fitted with a range of attractive wall and base units, complementary work surfaces incorporating a breakfast bar and inset sink with drainer. Integrated appliances include double Lamona ovens, a four-ring gas hob with stainless steel extractor and a dishwasher. There is also space for an American-style fridge freezer.

On the first floor, there are two well-proportioned bedrooms and a stylish four-piece family bathroom. Bedroom one is a large double with a front aspect, while bedroom two overlooks the rear. The bathroom features; a freestanding bath, corner shower cubicle with part panelled walls, wash hand basin, WC, heated towel rail and a linen cupboard housing the hot water cylinder.

The second floor provides three further double bedrooms. Bedroom three has a rear aspect, while bedrooms four and five enjoy views to the front. A modern shower room serves this level and is fitted with a shower cubicle, vanity unit with wash hand basin, WC and heated towel rail.

Externally, the property benefits from on-street parking and a pleasant rear yard, ideal for relaxing or entertaining. This exceptional home offers spacious family living in a sought-after Kendal location. Call now to arrange your viewing and experience all that this wonderful property has to offer.

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Living room

13' 4" x 11' 5" (4.07m x 3.48m)

Playroom

14' 2" x 13' 6" (4.32m x 4.13m)

Dining Kitchen

24' 8" x 9' 9" (7.54m x 2.98m)

First Floor

Bedroom One

16' 0" x 10' 4" (4.90m x 3.16m)

Bedroom Two

10' 9" x 8' 4" (3.30m x 2.56m)

Bathroom

Second Floor

Landing

Bedroom Three

11' 0" x 9' 5" (3.36m x 2.88m)

Bedroom Four

13' 6" x 8' 2" (4.14m x 2.51m)

Bedroom Five

11' 6" x 10' 10" (3.53m x 3.31m)

Shower Room





Dining Kitchen



Living Room





Bedroom Three



Bedroom Four



Bedroom Five



Shower Room

**Parking:** On street parking

**Property Information:**

**Tenure:** Freehold

**Services:** Mains electric, mains water, mains gas and mains drainage.

**Viewing:** Strictly by appointment with Hackney & Leigh.

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

**What3Words Location & Directions** [///forget.strut.stop](#)

Situated to the south of the popular market town of Kendal, the property is easily accessible from Milnthorpe Road. From Kendal town centre, head south on Milnthorpe Road and turn left at the traffic lights onto Romney Road. Continue for approximately 120 metres before turning left into Park Street. Follow Park Street to the end and turn right onto West Street. At the junction, turn right again onto Park Avenue. You will find No. 25 on the left-hand side just before the central gap.

**Anti Money Regulations:** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).





Bedroom One



Bedroom Two





Bathroom



Yard

Request a Viewing Online or Call 01539 729711



## Meet the Team

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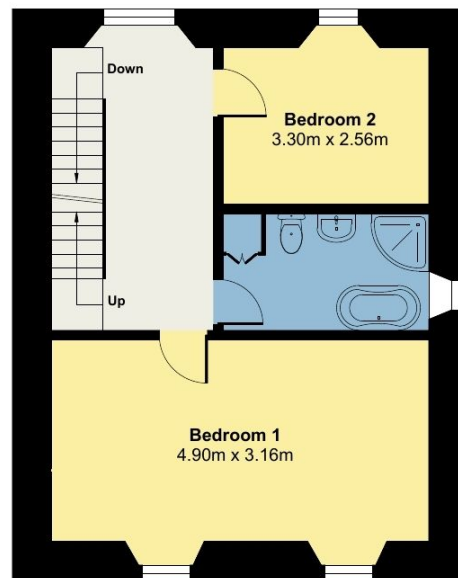
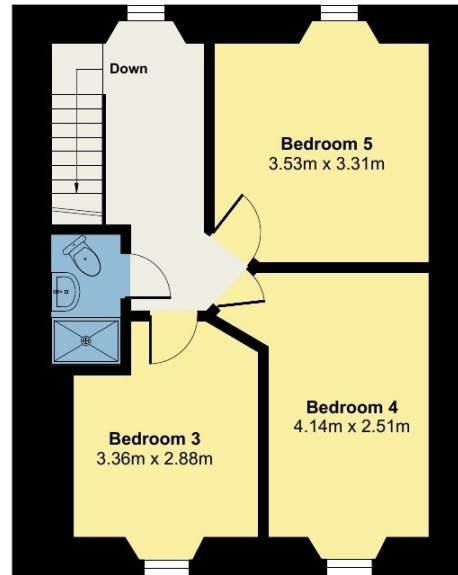
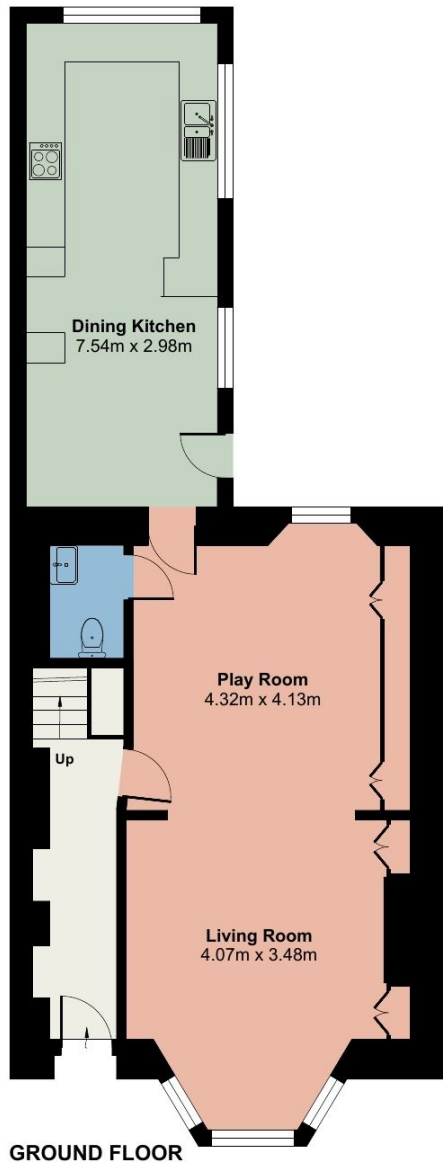
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## Park Avenue, Kendal, LA9

Approximate Area = 1768 sq ft / 164.2 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1325300

A thought from the owners...

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