



PRICE £125,000

**23 ANN STREET, KENDAL, CUMBRIA,
LA9 6AA**

A traditional stone built mid terrace property situated on the outskirts of Kendal town centre providing easy access to the local amenities and the River Kent for picturesque Riverside walks. The property benefits from well proportioned accommodation over two over two floors with the additional benefit of a loft room and a private rear yard. An ideal opportunity for first-time buyers, couples and rental investors. No upper chain.



Modern Fitted Kitchen



DIRECTIONS

Leaving Kendal southbound along Sandes Avenue, continue to the mini roundabout taking the second exit onto Wildman Street. Take the first immediate left hand turn after the pedestrian crossing onto Castle Street. Follow the road around the left and continue to the junction, bearing left into Ann Street where you will find the property on the right-hand side.

LOCATION

Located to the outskirts of Kendal town centre, the property provides easy access on foot to Kendal Castle, Gooseholme Park, the River Kent the picturesque Riverside walks and the town centre for local amenities. The property provides convenient access to Morrisons and Aldi superstore, Queen Katherine secondary school and Castle Park primary school.

DESCRIPTION

23 Ann Street is a traditional exposed stone and slate mid terraced property which offers well proportioned accommodation and the opportunity to update and personalise to your own taste and requirement. The front door opens directly into the lounge which has been recently neutrally decorated with painted decoration and carpets.

A central gas fire set within a stone inset, hearth and surround creates a focal point to the room and to one side there is an original recessed cupboard with shelving above. A useful under stairs storage cupboard provides space for household equipment.

The kitchen has been recently fitted with soft close wall and base units and a contrasting L-shaped work surface over. Fitted within the surface is a one and a half sink and drainer with mixer tap and a four ring gas hob with extractor hood over and electric oven/grill below. There is a built-in fridge freezer and ample space within the room to accommodate a dining table and chairs.

Beyond the kitchen is access to a rear porch which in turn provides access to the ground floor bathroom and a further door into the enclosed rear yard.

The bathroom comprises of a three-piece suite to include a bath with wall mounted electric shower attachment over, WC and wash hand basin with cupboard storage below.

Stairs from the kitchen diner lead up to the first floor landing which provides access to two double bedrooms and further stairs within the second bedroom lead up to the loft room.

TENURE
Freehold

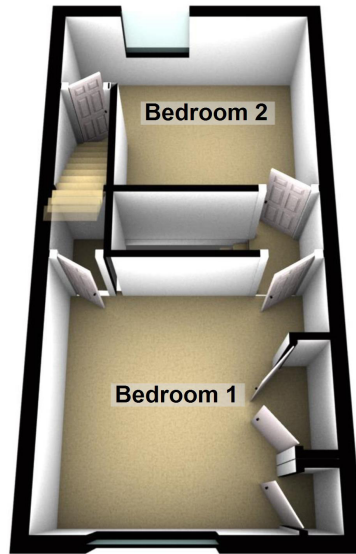


What we love about the property.....

“An ideal opportunity for a wide range of buyers to update and personalise to their own taste and requirement in a convenient location of Kendal.”

Property layout

First Floor



Ground Floor



ROOM DIMENSIONS

Lounge

11'6 (3.51 m) X 14'3 (4.35 m)

Kitchen Diner

11'6 (3.53 m) X 9'1 (2.79 m)

Bathroom

4'10 (1.49 m) X 7'6 (2.30 m)

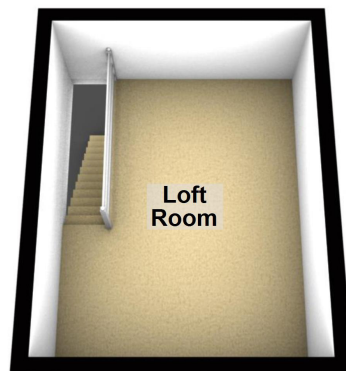
Bedroom One

11'7 (3.55 m) X 11'1 (3.40 m) maximum measurements

Bedroom Two

9'4 (2.87 m) X 11'8 (3.58 m) maximum measurements

Second Floor



Loft Room

11'7 (3.53 m) X 14'11 (4.57 m)

Your viewing appointment is on _____

Additional information

Council Tax Band: B
Local Authority: South Lakeland District Council
Services: mains gas, electric and water

EPC Rating = D

Your mortgage arrangements

Poole Townsend Solicitors are able to help you choose from the many mortgage and life insurance products available. Please contact one of our Independent Advisers for an appointment.

Your home may be repossessed if you do not keep up repayments on your mortgage

Poole Townsend are Independent Financial Advisers authorised and regulated by the Financial Conduct Authority. Authorised and regulated by the Solicitors Regulation Authority No. 00076553.

Visit us at

www.pooletownsend.co.uk
enquiries@pooletownsend.co.uk

We are open

Monday – Friday 9.00 – 5.00
Saturday 9.00 – 1.00

Our team are available weekdays 8am til 8pm

Barrow 01229 811811
Ulverston 01229 588111
Grange 015395 33316
Kendal 01539 734455
Milnthorpe 015395 62044

All photographs on this brochure have been taken with a combination of a wide angle lens – 10-20mm aperture and standard lens – 18-55mm.

Internet connection and speeds are available at <http://www.rightmove.co.uk/broadband-speed-in-my-area.html>