



57 Aynam Road, Kendal
Asking Price £230,000

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A well proportioned period residence laid to three floors located within the market town of Kendal overlooking the River Kent. Having two reception rooms, a kitchen, three bedrooms, modern bathroom and shower room, double glazing, gas central heating, off road parking and patio garden.







57 AYNAM ROAD

A well proportioned traditional mid terraced house situated in a popular residential area within the market town of Kendal overlooking the River Kent. The property is conveniently placed for the many amenities available both in and around the market town and offers easy access to the Lake District National Park and the M6.

The well presented accommodation briefly comprises of an entrance hall, sitting room, dining room and kitchen to the ground floor, two bedrooms and a modern family bathroom to the first floor with a further double bedroom and modern shower room in the basement. The property benefits from double glazing to all but the front door and gas central heating.

Outside offers a small garden to the front and a patio garden with off road parking to the rear.

GROUND FLOOR

ENTRANCE HALL

13' 9" max x 3' 11" max (4.21m x 1.20m)

Painted door with single glazed panels and single glazed window over, radiator, cornice, corbels.

SITTING ROOM

13' 3" max x 9' 7" max (4.06m x 2.94m)

Double glazed sliding sash bay window, radiator, living flame gas fire to cast iron fireplace with granite hearth, built in cupboards to alcoves, cornice, picture rail.

DINING ROOM

12' 9" x 9' 8" (3.90m x 2.97m)

Double glazed window, radiator, built in cupboard housing gas combination boiler, built in cupboards.

KITCHEN

21' 4" max x 7' 3" max (6.51m x 2.21m)

Double glazed door, two double glazed windows, radiator, base and wall units, stainless steel sink, space for cooker with tiled splashback and extractor hood over, spaces for fridge and freezer, plumbing for washing machine, fitted shelving, recessed spotlights, under wall unit lighting, tiled splashbacks.





FIRST FLOOR

LANDING

8' 7" max x 2' 9" max (2.63m x 0.85m)

Built in storage cupboard with access to loft.

BEDROOM

13' 7" max x 11' 4" max (4.16m x 3.47m)

Two double glazed sliding sash windows, radiator.

BEDROOM

11' 6" x 7' 8" (3.51m x 2.36m)

Double glazed window, radiator.

BATHROOM

11' 9" x 7' 8" (3.59m x 2.36m)

Double glazed window, heated towel radiator, four piece suite in white comprises W.C. wash hand basin, free standing roll top bath on ball and claw feet and fully tiled shower cubicle with thermostatic shower, recessed spotlights, extractor fan, fitted mirror with lighting and shaver point, fitted mirror.

BASEMENT

HALL

10' 11" max x 4' 10" max (3.33m x 1.49m)

Radiator, recessed spotlights.

BEDROOM

17' 9" max x 12' 8" max (5.43m x 3.88m)

Double glazed window, radiator, recessed spotlights.

SHOWER ROOM

7' 1" x 6' 7" (2.18m x 2.03m)

Double glazed window, heated towel radiator, three piece suite in white comprises W.C., wash hand basin with tiled splashback and fully tiled shower cubicle with thermostatic shower, recessed spotlights, extractor fan, wall light with shaver point, fitted mirror.

OUTSIDE

There is a small garden area to the front of the house. The rear of the property has gated off road parking to decorative slate chippings and a paved patio garden suitable for container planting with a water supply.

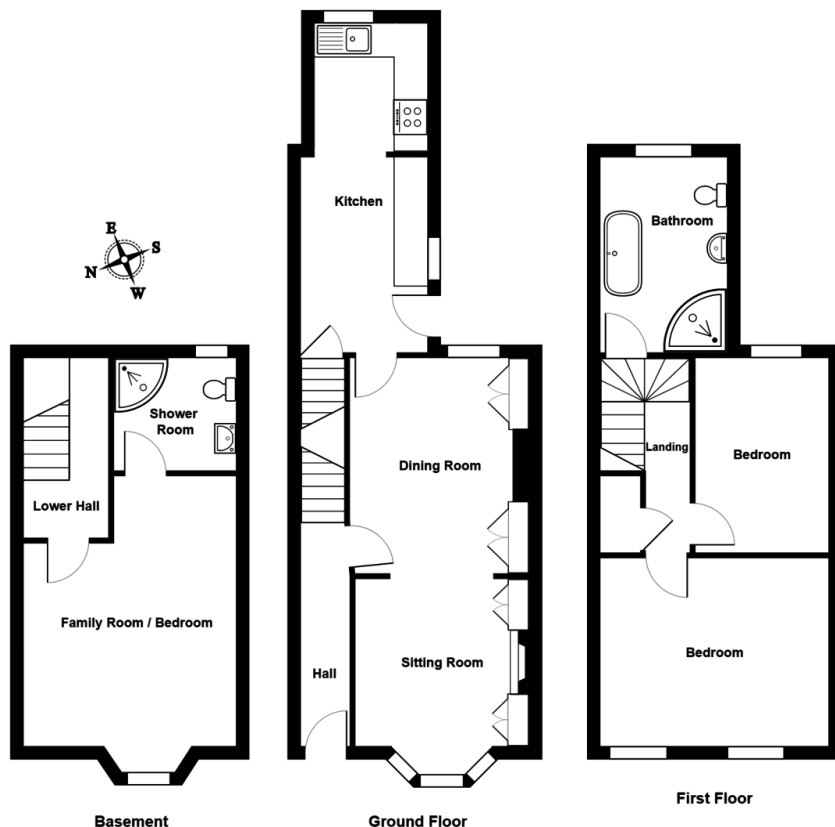
SERVICES

Mains electricity, mains gas, mains water, mains drainage.

COUNCIL TAX BANDING

Currently Band C as shown on the Valuation Office website.





Basement

Ground Floor

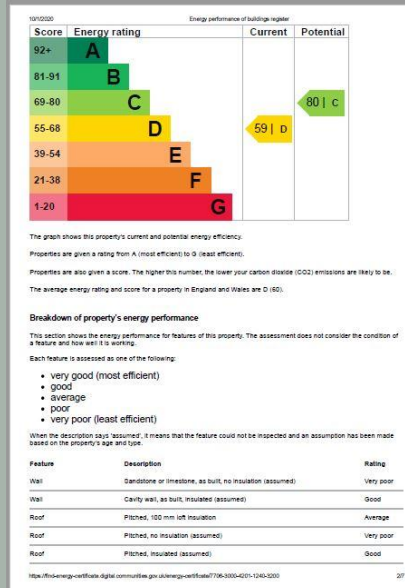
First Floor

57 Aynam Road, Kendal
Total Area: 108.1 m² ... 1163 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.
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DIRECTIONS

Leave Kendal centre following the one way system South along Aynam Road with the River Kent on your right, pass Queen Katherine Street, Parr Street and Aynam Place to find number 71 located on the left.

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