



104 Burneside Road, Kendal
Asking Price £450,000

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Thomson Hayton Winkley



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A substantial, beautifully presented semi detached period property situated in a popular residential area within Kendal. Having five double bedrooms, sitting room, excellent dining kitchen, bathroom, en suite, proposed cloakroom, utility room. With gardens to front and rear and a garage.







104 BURNESIDE ROAD

A well proportioned semi detached period property with lovely views of the Lakeland Fells and open countryside from the front aspect. The house is situated in a popular residential area within Kendal being conveniently placed for the many amenities available both in and around the market town, the Lake District and Yorkshire Dales National Parks, and road links to the M6.

The beautifully presented accommodation, which is laid to four floors and retains many period features, briefly comprises of a porch, entrance hall, sitting room, excellent dining kitchen, utility room and proposed cloakroom to the ground floor, three double bedrooms, with one being en suite, and a four piece bathroom to the first floor, two further double bedrooms on the second floor and cellar with a boiler room to the lower ground floor. The property benefits from double glazing to the most part and gas central heating.

Outside offers well maintained gardens to the front and rear. There is also a garage

GROUND FLOOR

PORCH

4' 10" x 3' 7" (1.48m x 1.11m)

Feature painted entrance door, single glazed lead and stained glass windows, cornice, dado rail, tiled flooring.

ENTRANCE HALL

28' 3" max x 5' 10" max (8.63m x 1.80m)

Feature door, single glazed lead and stained glass windows, partial cornice, recessed spotlights.

SITTING ROOM

13' 10" x 13' 5" (4.24m x 4.10m)

Double glazed French doors to garden with adjacent single glazed lead glass windows, radiator, traditional open fireplace with cast iron insert, tiled hearth and pine surround, cornice, ceiling rose, picture rail, exposed floorboards.

DINING KITCHEN

25' 8" x 11' 6" (7.84m x 3.53m)

KITCHEN

12' 0" x 9' 6" (3.68m x 2.92m)

Double glazed window, excellent range of base and wall units, undermounted sink to Caesarstone worktops, breakfast bar, built in oven and combination oven/microwave, five burner gas hob with Caesarstone splashback and extractor hood over, space for fridge freezer, integrated dishwasher, recessed spotlights, under wall unit lighting, double USB sockets, plinth lighting, tumbled limestone flooring.

DINING ROOM

14' 1" x 11' 6" (4.31m x 3.53m)

Three double glazed windows, radiator, exposed stone feature fireplace suitable for woodburning stove, cornice, picture rail, exposed floorboards.

UTILITY ROOM

7' 1" x 5' 10" (2.17m x 1.78m)

Stable door with single glazed panel, double glazed windows, radiator, good range of fitted units and worktop, plumbing for washing machine, space for tumble dryer, fitted coat hooks.

PROPOSED CLOAKROOM

6' 2" x 4' 0" (1.88m x 1.24m)

Single glazed window, radiator, plumbing installed for W.C. and wash hand basin.





FIRST FLOOR

LANDING

19' 11" max x 5' 10" max (6.09m x 1.80m)

Double glazed Velux window.

BEDROOM

16' 9" max x 14' 10" max (5.12m x 4.54m)

Three double glazed windows, radiator, recessed spotlights, double USB socket.

EN SUITE

6' 8" x 4' 11" (2.04m x 1.50m)

Double glazed Velux window, heated towel radiator, three piece suite in white comprises W.C wash hand basin to vanity and fully tiled walk in shower with thermostatic shower, exposed beams, recessed spotlights, extractor fan, fitted mirror with feature lighting, tiled flooring.

BEDROOM

14' 0" max x 14' 2" max (4.27m x 4.32m)

Double glazed window, radiator, cornice, picture rail.

BEDROOM

12' 1" max x 10' 4" max (3.69m x 3.17m)

Double glazed window, radiator with decorative cover.

BATHROOM

8' 11" max x 8' 9" max (2.73m x 2.67m)

Double glazed window, underfloor heating, heated towel rail, four piece suite in white comprises W.C. with high level cistern, wash hand basin, freestanding roll top bath on ball and claw feet and fully tiled shower cubicle with thermostatic shower, recessed spotlights, fitted mirror, wall lights, partial tongue and groove panelling to walls, tiled flooring.

SECOND FLOOR

LANDING

12' 1" max x 5' 11" max (3.70m x 1.81m)

Double glazed window.

BEDROOM

16' 2" max x 13' 8" max (4.93m x 4.19m)

Double glazed window, double glazed Velux window, traditional cast iron style radiator, recessed spotlights, exposed beams, double USB sockets.

BEDROOM

12' 0" max x 9' 7" max (3.68m x 2.93m)

Double glazed window, radiator, double USB socket.

CELLAR

15' 11" max x 13' 11" max (4.87m x 4.25m)

Double glazed window, radiator, recessed spotlights, fitted shelving.

BOILER ROOM

6' 7" x 3' 6" (2.01m x 1.07m)

Double glazed window, gas combination boiler.

GARAGE

14' 10" x 9' 3" (4.54m x 2.83m)

Up and over door, double glazed window, single glazed window, fitted shelving.

OUTSIDE

There is a paved patio and well stocked bed at the front of the house. The side of the property is accessed via a gate, passing the side entrance and leading to a delightful garden which includes paved patio seating and barbecue areas, a lawn and a variety of established trees and shrubs. The garage is accessed via Ashleigh Road. On road parking applies to the front of the house.

SERVICES

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

COUNCIL TAX BANDING

Currently Band E as shown on the Valuation Office website.





104 Burnside Road, Kendal
 Total Area: 184.9 m² ... 1991 ft²
 For illustrative purposes only - not to scale.
 The position and size of features are approximate only.
 © North West Inspector.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	40 E	
21-38	F		
1-20	G		

DIRECTIONS

From Kendal town centre follow Windermere Road to the traffic lights turning right onto Burnside Road. Continue to pass the entrance to Dockray Hall Road on the right and then number 104 is located on the left.

Important Notice

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