



21 Windermere Road, Kendal
Asking Price £240,000

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Thomson Hayton Winkley



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A well presented modern end terrace house with gardens, garage and fell views from the rear centrally located within the market town of Kendal. Having an entrance hall with storage, sitting room and dining kitchen to the ground floor and three bedrooms and a bathroom to the first floor.







21 WINDERMERE ROAD

This modern end terrace house is situated in a popular residential area conveniently placed for the amenities available within the market town of Kendal, the Lake District National Park and road links to the M6. The property is just a short stroll away from the many amenities available within the town centre and also to picturesque "Kendal Green" an acre of beautiful greenery with views towards The Heights.

The well presented accommodation briefly comprises of an entrance hall, sitting room and excellent dining kitchen to the ground floor and three bedrooms and a modern bathroom to the first floor. The property benefits from gas central heating and double glazing and has views across the town towards the fells from the rear aspect.

Outside offers gardens to the front and rear and a there is a detached garage close by.

GROUND FLOOR

ENTRANCE HALL

18' 3" max x 7' 2" max (5.58m x 2.19m)

Double glazed door with adjacent double glazed window, double glazed window, two radiators, built in cloaks cupboard housing fridge freezer, generous under stairs cupboard, fitted glass shelving.

SITTING ROOM

14' 4" x 10' 6" (4.38m x 3.21m)

Double glazed window, radiator, fitted shelving.

DINING KITCHEN

21' 10" max x 8' 11" max (6.67m x 2.72m)

KITCHEN

13' 9" x 8' 11" (4.20m x 2.72m)

Double glazed door, double glazed window, excellent range of base and wall units, sink, built in oven and grill, electric hob with Perspex splashback and extractor hood over, space for fridge freezer, integrated wine cooler, built in washing machine, plumbing for dishwasher, cupboard housing gas combination boiler, under wall unit lighting.

DINING ROOM

8' 11" x 7' 8" (2.72m x 2.35m)

Double glazed window, radiator.





FIRST FLOOR

LANDING

10' 11" x 3' 1" (3.33m x 0.95m)

Natural light from entrance hall, loft access.

BEDROOM

14' 11" max x 10' 7" max (4.55m x 3.25m)

Double glazed window, radiator, partial panelling to feature wall, fitted bedside shelf.

BEDROOM

10' 7" x 8' 11" (3.25m x 2.74m)

Double glazed window, radiator, built in wardrobe.

BEDROOM

10' 7" max x 6' 11" max (3.24m x 2.11m)

Double glazed window, radiator, built in cupboard, fitted shelving.

BATHROOM

8' 3" x 5' 5" (2.54m x 1.66m)

Two double glazed windows, heated towel radiator, three pieces suite in white comprises W.C. with concealed cistern, wash hand basin to vanity, "P-shaped" bath with thermostatic shower over, extractor fan, recessed spotlights, fitted mirrored wall unit, fitted mirror.

GARAGE

Details TBC.

OUTSIDE

There is an attractive, well maintained garden to the front of the house, a pathway bordered with established shrubs lies to the side of the property and there is a low maintenance decked and paved area with a well stocked raised bed, a garden store and countryside views at the rear. There is also a detached garage located at the side of the terraces accessed via Crook Lea.

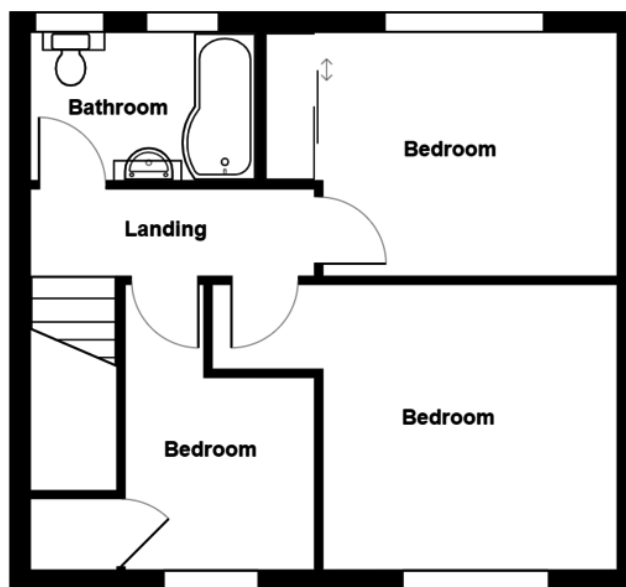
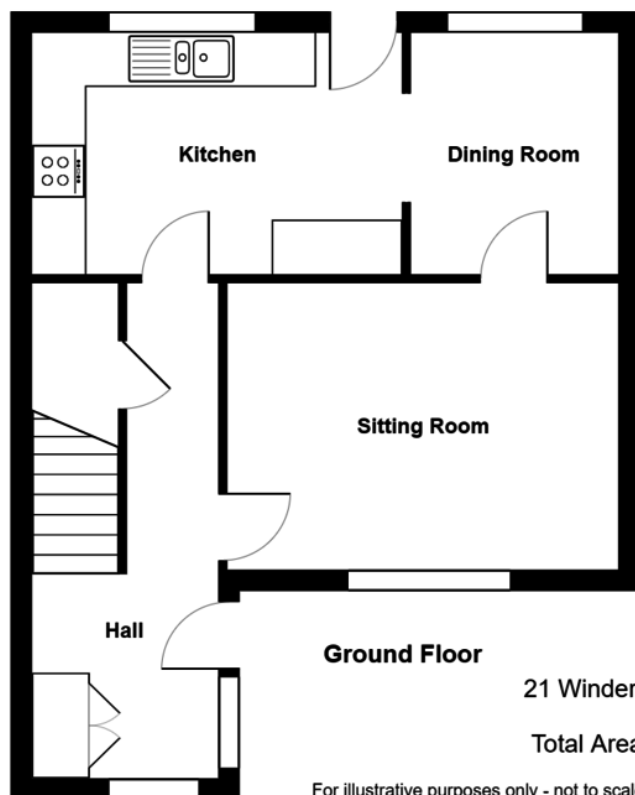
SERVICES

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

COUNCIL TAX BANDING

Currently Band C as shown on the Valuation Office website.





Ground Floor

First Floor

21 Windermere Road, Kendal

Total Area: 84.8 m² ... 913 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

DIRECTIONS

From our Kendal office proceed onto the A5284, Windermere Road passing Strickland Court on the right and shortly afterwards there are two sets of modern terraced houses set back slightly from the road, firstly there is a row of four and then number 21 is the first property of the next row of three.

Important Notice

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