



84 Burneside Road, Kendal  
Asking Price £310,000

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Thomson Hayton Winkley



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A well proportioned mid terrace house situated in a popular residential area within the market town of Kendal. The accommodation is laid to three floors and offers four bedrooms, two reception rooms, a kitchen, utility room, bathroom and generous attic room. With garden, patio and garage.







## 84 BURNESIDE ROAD

A deceptively spacious mid terrace period property with four bedrooms situated in a popular residential area within the market town of Kendal being convenient for the amenities on offer both in and around the town and offering easy access to the Lake District and Yorkshire Dales National Parks and the M6.

The well presented accommodation extends over three floors and briefly comprises of a porch, entrance hall, sitting room, dining room, kitchen, utility room and bedroom to the ground floor. There are two double bedrooms, a single bedroom and a bathroom to the first floor and a generous attic room to the second floor. The property benefits from partial double glazing and gas central heating.

Outside offers a garden to the front, a yard, elevated terrace and a garage to the rear.

### GROUND FLOOR

#### PORCH

3' 9" x 3' 1" (1.15m x 0.94m)

Single glazed door, cornice.

#### ENTRANCE HALL

10' 4" x 3' 9" (3.15m x 1.16m)

Single glazed door with single glazed window over to porch, radiator, fitted shelf, cornice.

#### SITTING ROOM

14' 2" x 11' 10" (4.33m x 3.62m)

Double glazed Bay window, radiator, freestanding gas fire, fitted shelving, built in cupboards, cornice, feature window to dining room.

#### DINING ROOM

11' 11" x 11' 10" (3.65m x 3.63m)

Double glazed window, freestanding gas fire with tiled and timber surround, built in cupboards and shelving to alcoves, coving, ceiling rose, feature window to sitting room.

#### KITCHEN

14' 6" x 8' 7" (4.42m x 2.63m)

Single glazed door, two single glazed windows, radiator, base and wall units, stainless steel sink, built in oven, electric hob with extractor hood over, space for fridge, plumbing for washing machine, space for tumble dryer, understairs cupboard, under wall unit lighting.

#### UTILITY ROOM

7' 10" x 3' 7" (2.41m x 1.11m)

Single glazed window, gas central heating boiler, space for chest freezer, fitted wall units and shelving, loft access.

#### BEDROOM

10' 3" x 7' 6" (3.13m x 2.29m)

Double glazed window, radiator, fitted wardrobes, chest, cupboard and shelving, two fitted mirrors.





## FIRST FLOOR

### LANDING

10' 8" x 2' 11" (3.27m x 0.89m)

Stained glass skylight, radiator, built in airing cupboard housing hot water cylinder, coving, loft access.

### BEDROOM

15' 1" max x 10' 10" max (4.61m x 3.32m)

Two double glazed windows, radiator, wash hand basin to vanity, fitted wardrobes and dressing table, fitted mirror, wall light with shaver point.

### BEDROOM

11' 10" x 8' 11" (3.63m x 2.74m)

Singe glazed sliding sash windows, radiator, wash hand basin to vanity, fitted mirror.

### BEDROOM

8' 2" max x 7' 10" max (2.50m x 2.41m)

Double glazed window, radiator, fitted wardrobe with overhead storage and shelving, wall light.

## BATHROOM

6' 7" x 4' 9" (2.03m x 1.46m)

Single glazed window, heated towel radiator, three piece suite in white comprises W.C., wash hand basin and bath with electric shower over, extractor fan, fitted mirror, tiling to walls and floor.

## SECOND FLOOR

### ATTIC ROOM

16' 11" max x 15' 5" max (5.18m x 4.71m)

Two double glazed Velux windows, two radiators, light and power, feature exposed stone wall.

## GARAGE

16' 4" x 9' 6" (5.00m x 2.91m)

Up and over door, pedestrian door, two single glazed windows, fitted workbench, fitted shelving.

## OUTSIDE

The front of the house has an attractive low maintenance garden with well stocked borders. The rear of the property offers a paved patio garden, an elevated terrace with well stocked borders and a garage. On road parking applies at the front of the house.

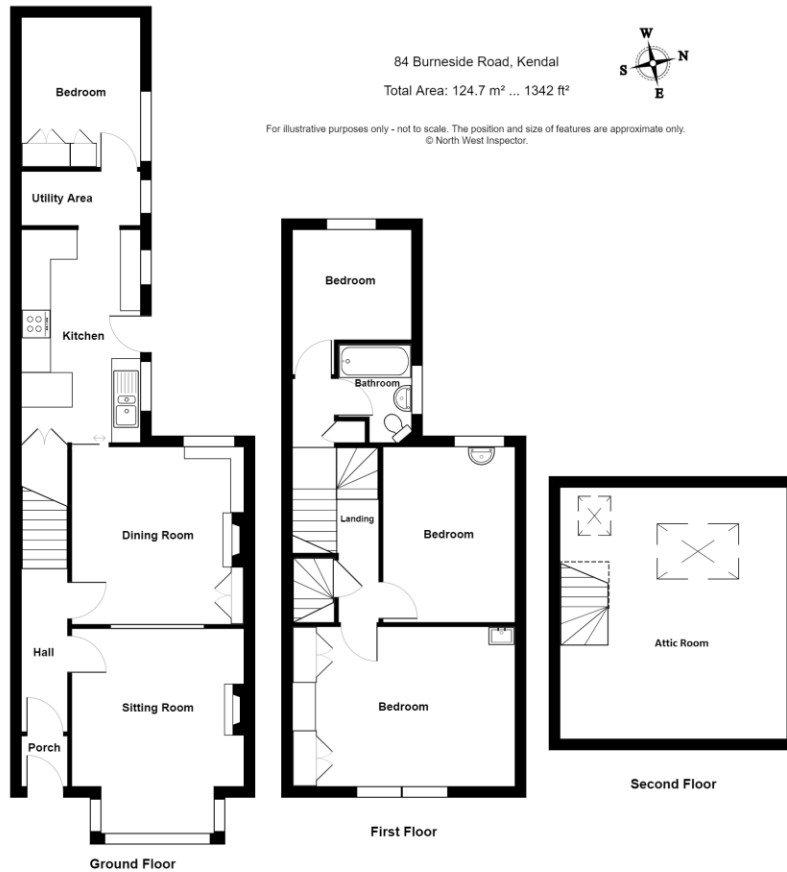
## SERVICES

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

## COUNCIL TAX BANDING

Currently Band D as shown on the Valuation Office website.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	56   D	
39-54	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 find number 84 to located on the left just before the old Magistrates Court.

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