



Kendal

£290,000

35 Park Avenue, Kendal, Cumbria, LA9 5QN

This beautifully presented traditional stone and slate Victorian mid-terrace property offers spacious and versatile living in a highly sought after location - just a short walk from Kendal town centre, well-regarded local schools, supermarkets, mainline transport links, the local leisure centre, and with easy access to serene riverside walks along the River Kent.

Step through the welcoming entrance hall, which features a characterful alcove with coat hanging space, setting the tone for the warm and homely feel throughout. The ground floor boasts two inviting reception rooms: the front-facing lounge exudes character, featuring a large bay window and an open fireplace framed by charming fireside alcoves-an ideal space to relax and unwind.

Quick Overview

- Period character stone built mid terrace house
- No onward chain
- Two reception rooms
- Convenient location
- Three Bedrooms
- Rear patio area
- Early viewings recommended
- Well presented throughout
- On street parking available
- Ultrafast broadband available



3



1



2



D



Ultrafast
Broadband



On Street
Parking

Property Reference: K7121



Dining Room



Kitchen



Living Room



Bedroom One

To the rear, the second reception room offers a log burner, ideal for cosy evenings, along with patio doors that lead directly out to the rear yard. There's also access to the under-stairs storage area, ideal for keeping everyday essentials neatly tucked away.

The kitchen extends seamlessly from the second reception room and is flooded with natural light courtesy of a large Velux roof window and dual-aspect glazing. Stylish and functional, the space includes a Belling 8-ring gas hob and oven, integrated dishwasher, space and plumbing for a washer-dryer and fridge freezer, and a mix of ample wall and base units-including feature glazed display cupboards. With part-tiled walls and tiled flooring, this kitchen not only looks great but is easy to maintain. It opens directly onto the rear patio area, a lovely private space perfect for morning coffee or al fresco dining on warm summer evenings.

Upstairs, the spacious main bedroom sits at the front of the property and offers flexibility for a range of furniture layouts, complete with a bespoke built-in cupboard for excellent storage. Also on this floor is the third bedroom, a cosy single room with rear aspect that could be ideal as a home office, study, or hobby room.

The house bathroom includes a WC, pedestal wash hand basin, towel radiator, and a bath with overhead shower

A staircase leads to the second floor where you'll find Bedroom Two-a bright and welcoming loft conversion. With Velux windows, under-eaves storage, and space for a double bedroom set. This room is accessed via its own staircase and door.

Externally, the property benefits from on-street parking and a pleasant rear yard area that enhances the home's appeal for both relaxing and entertaining.

This charming Victorian home combines period character with modern comfort in a desirable location. The property has recently been re-roofed and re-wired. Early viewing is highly recommended. Please note that non-fitted appliances and furniture may be available by separate negotiation with the vendors.

Entrance Hall:

Living Room 14' 0" x 11' 5" (4.29m x 3.48m)

Dining Room 14' 8" x 10' 5" (4.49m x 3.20m)

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First Floor Landing

Bedroom One 13' 11" x 10' 11" (4.26m x 3.34m)

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Bathroom

Second Floor

Bedroom Two (with restricted head height) 16' 6" x 13' 3"
(5.03m x 4.04m)

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Property Information:

Tenure: Freehold

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Bedroom Three



Bedroom Two



Bathroom



Rear Yard

Park Avenue, Kendal, LA9

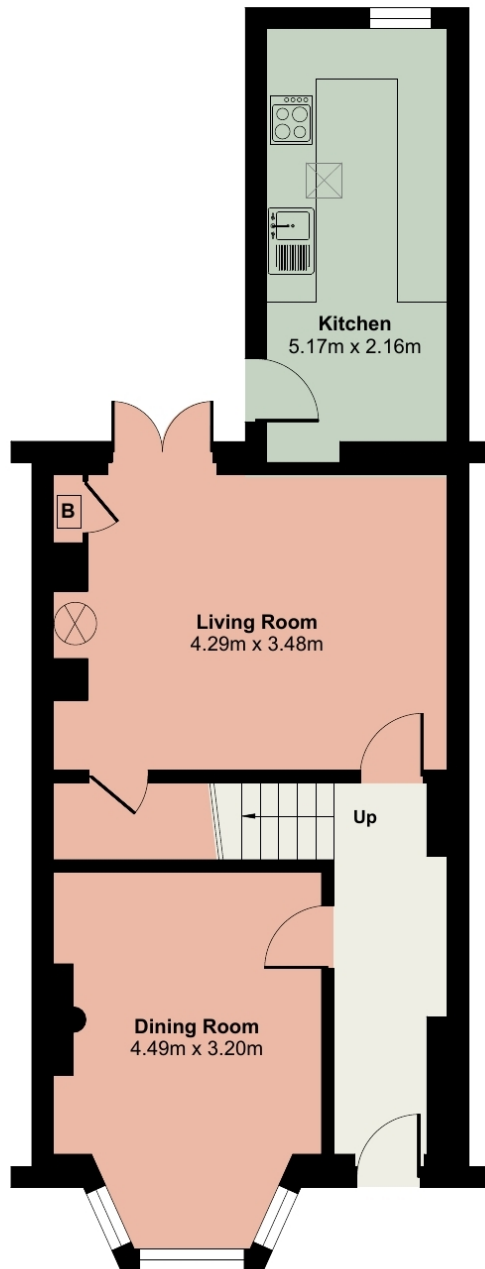
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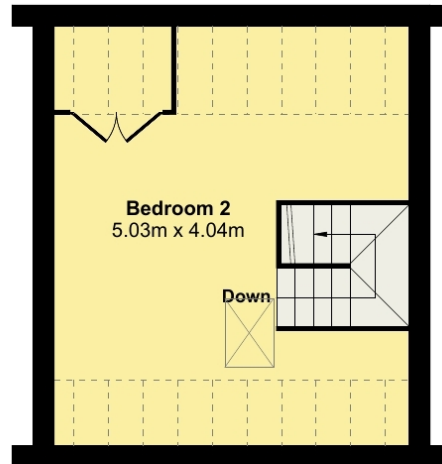
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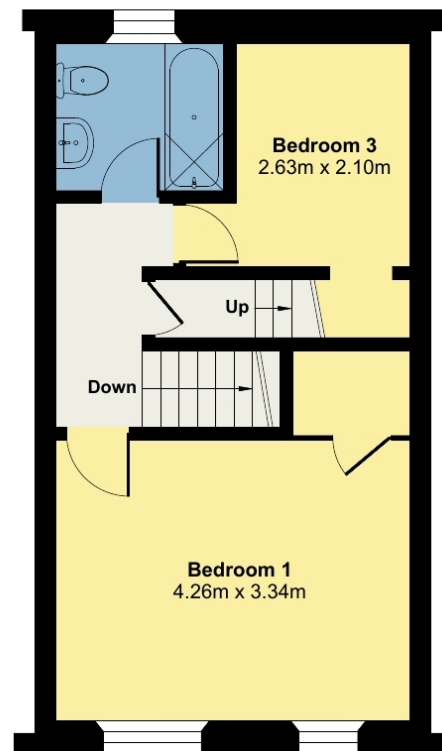
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GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1309992

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Bedroom Three



Bedroom Two



Bathroom



Rear Yard

Park Avenue, Kendal, LA9

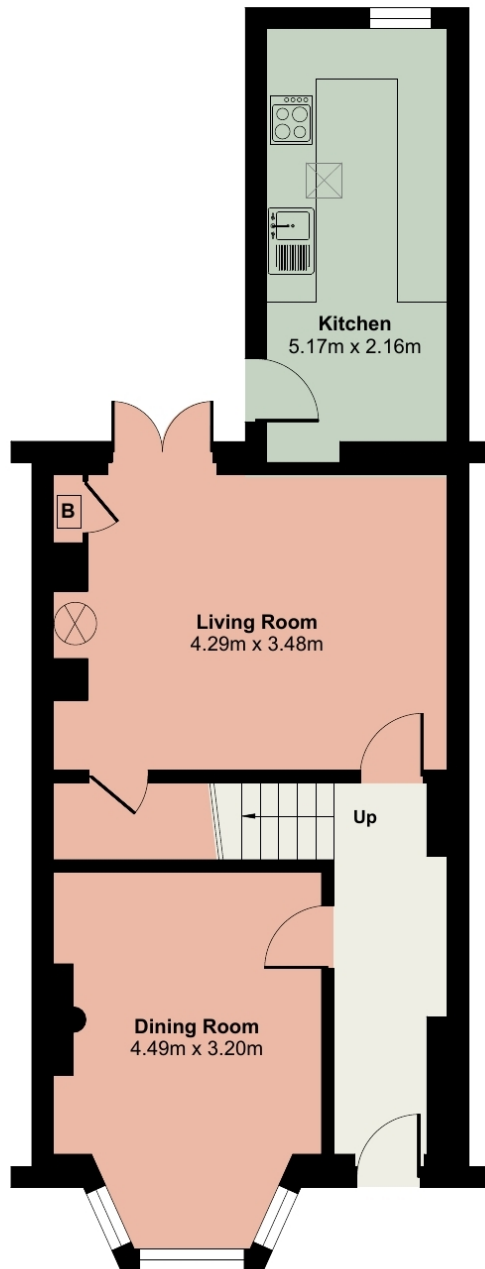
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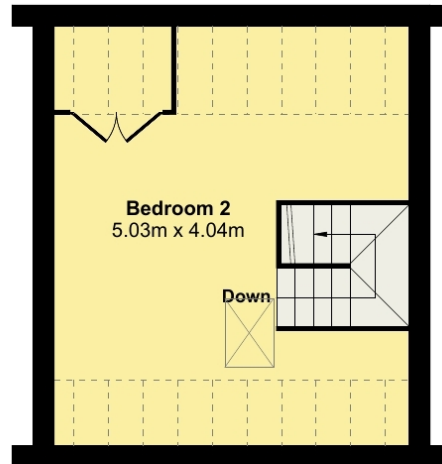
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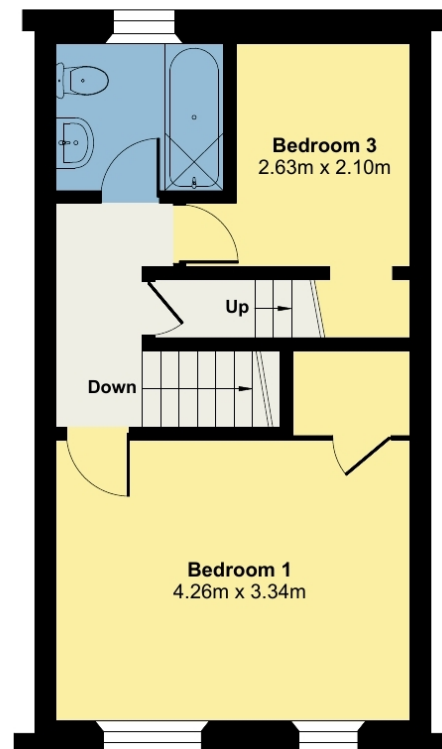
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Bedroom Three



Bedroom Two



Bathroom



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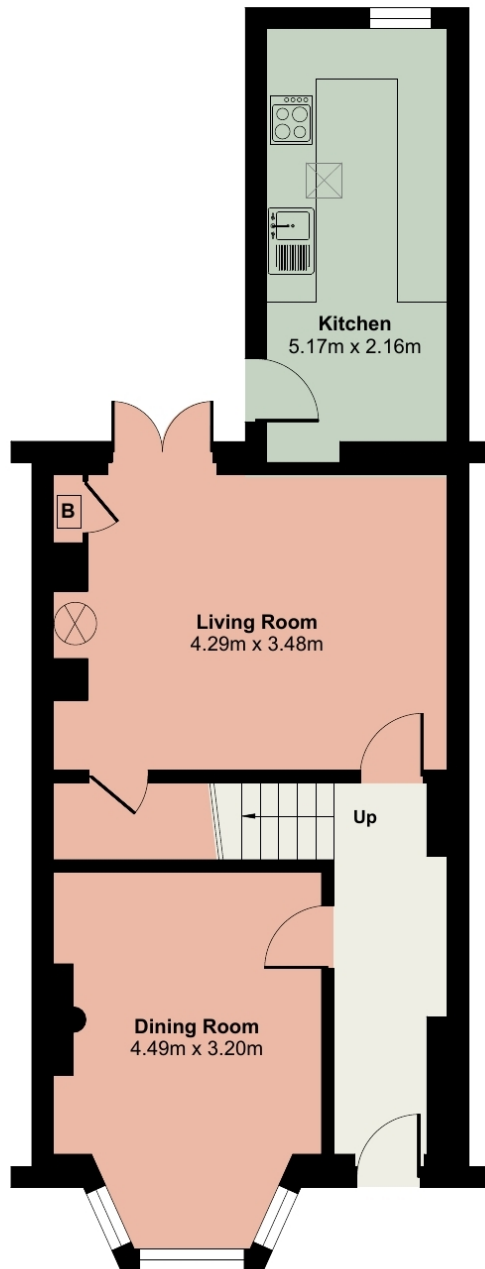
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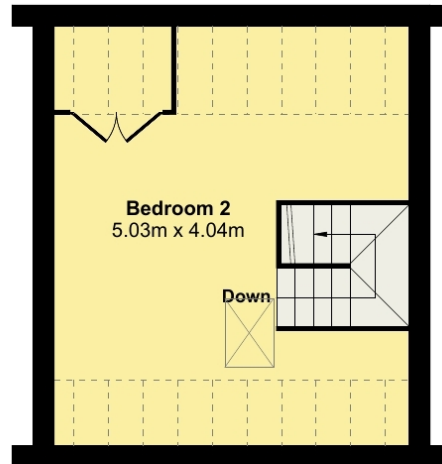
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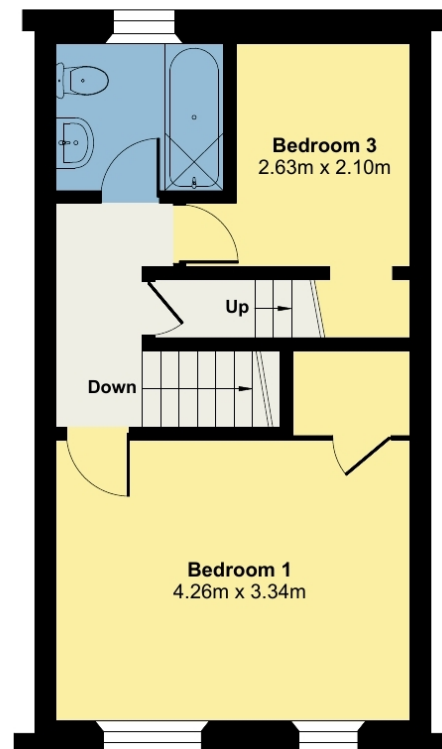
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SECOND FLOOR



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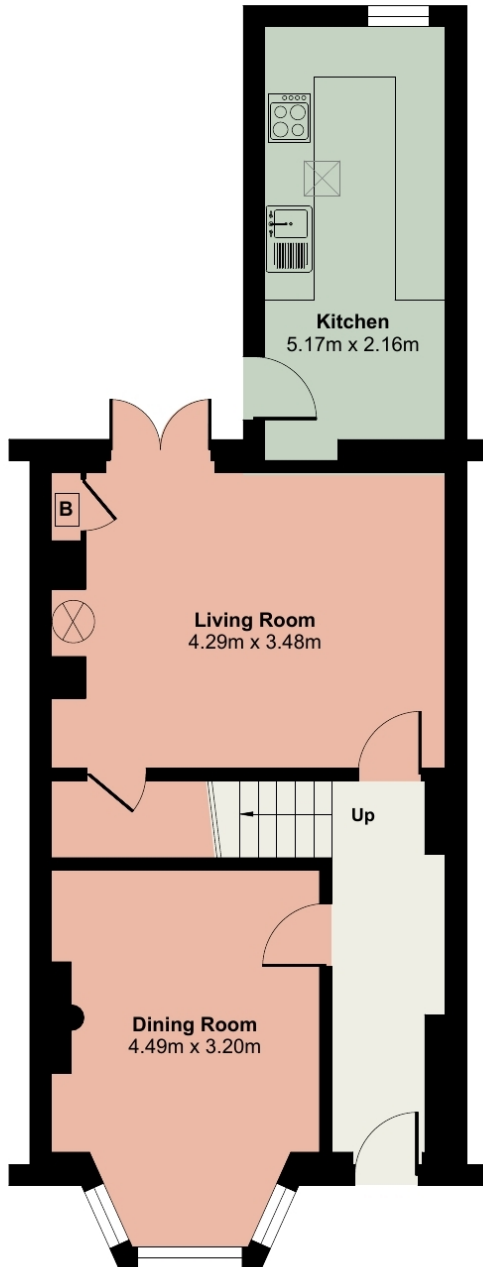
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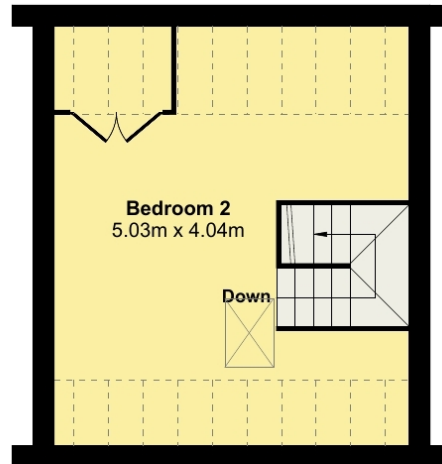
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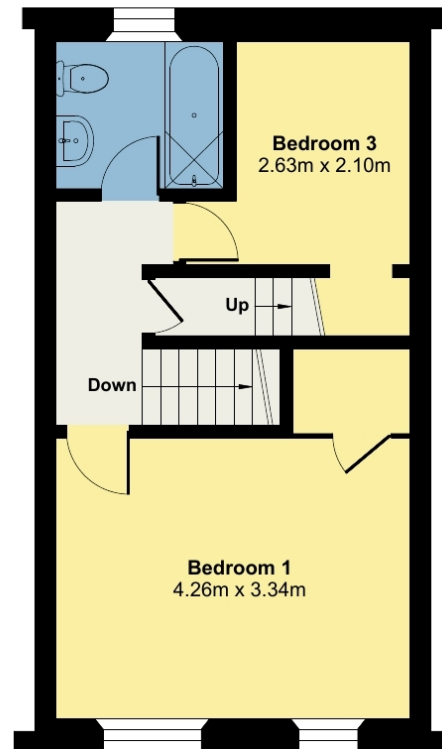
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