



11 Burneside Road, Kendal
Asking Price £260,000

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Thomson Hayton Winkley



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A deceptively spacious mid terrace house situated in a popular residential area within the market town of Kendal. Laid to four floors there are four bedrooms, two reception rooms, two bathrooms, with one having utility space, and a kitchen. Rear patio garden. On road parking. No upper chain.







11 BURNESIDE ROAD

A traditional stone built mid terrace period property 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 accommodation, which is both well proportioned and deceptively spacious, is laid to four floors and briefly comprises sitting room, dining room and kitchen on the ground floor, three bedrooms and a bathroom on the first floor, a further bedroom on the second floor and a shower room with ample utility space in the basement. The property benefits from double glazing to all but the fanlight window over the entrance door and the kitchen door at the rear. There is gas central heating throughout.

There is a patio garden located at the rear.

On road parking applies.

11 Burneside Road is offered for sale with no upper chain.

GROUND FLOOR

ENTRANCE HALL

13' 6" x 3' 1" (4.14m x 0.96m)

Double glazed door with single glazed fanlight window over, radiator, cornice and corbels, fitted coat hooks.

SITTING ROOM

10' 6" x 10' 6" (3.21m x 3.21m)

Double glazed sliding sash window, radiator, built in cupboards and shelving to alcove, cornice, ceiling rose, exposed floorboards.

DINING ROOM

14' 5" max x 12' 4" max (4.41m x 3.77m)

Double glazed sliding sash window, radiator, living flame gas fire to conglomerate hearth and back panel with pine surround, built in shelving to alcove, cornice, ceiling rose, picture rail.

KITCHEN

16' 11" x 6' 1" (5.18m x 1.87m)

Single glazed door to garden, three double glazed windows, radiator, base and wall units, stainless steel sink, space for cooker with extractor/filter over, integrated fridge, freezer and dishwasher, breakfast bar, tiled splashbacks, tiled flooring.





FIRST FLOOR

LANDING 1

6' 5" x 2' 7" (1.96m x 0.81m)

LANDING 2

13' 11" max x 13' 4" max (4.26m x 4.07m)

BEDROOM

10' 2" max x 10' 1" max (3.12m x 3.08m)

Double glazed sliding sash window, radiator, picture rail.

BEDROOM

11' 6" max x 7' 1" max (3.53m x 2.17m)

Double glazed sliding sash window, radiator, picture rail.

BEDROOM

16' 11" max x 6' 1" max (5.18m x 1.87m)

Three double glazed windows, radiator, wash hand basin to vanity, built in cupboard housing gas central heating boiler.

BATHROOM

8' 7" max x 7' 3" max (2.63m x 2.21m)

Double glazed sliding sash window, radiator, three piece suite in white comprises W.C., wash hand basin and bath with mixer shower, partial tiling to walls.



SECOND FLOOR

BEDROOM

17' 1" max x 13' 10" max (5.22m x 4.23m)

Double glazed window, radiator, exposed floorboards.

BASEMENT

SHOWER ROOM WITH UTILITY SPACE

13' 3" max x 13' 1" max (4.05m x 4.01m)

Double glazed window, radiator, W.C., wash hand basin to vanity, fully panelled shower cubicle with electric shower fitment, plumbing for washing machine.

OUTSIDE

There is a patio garden at the rear. On road parking applies.

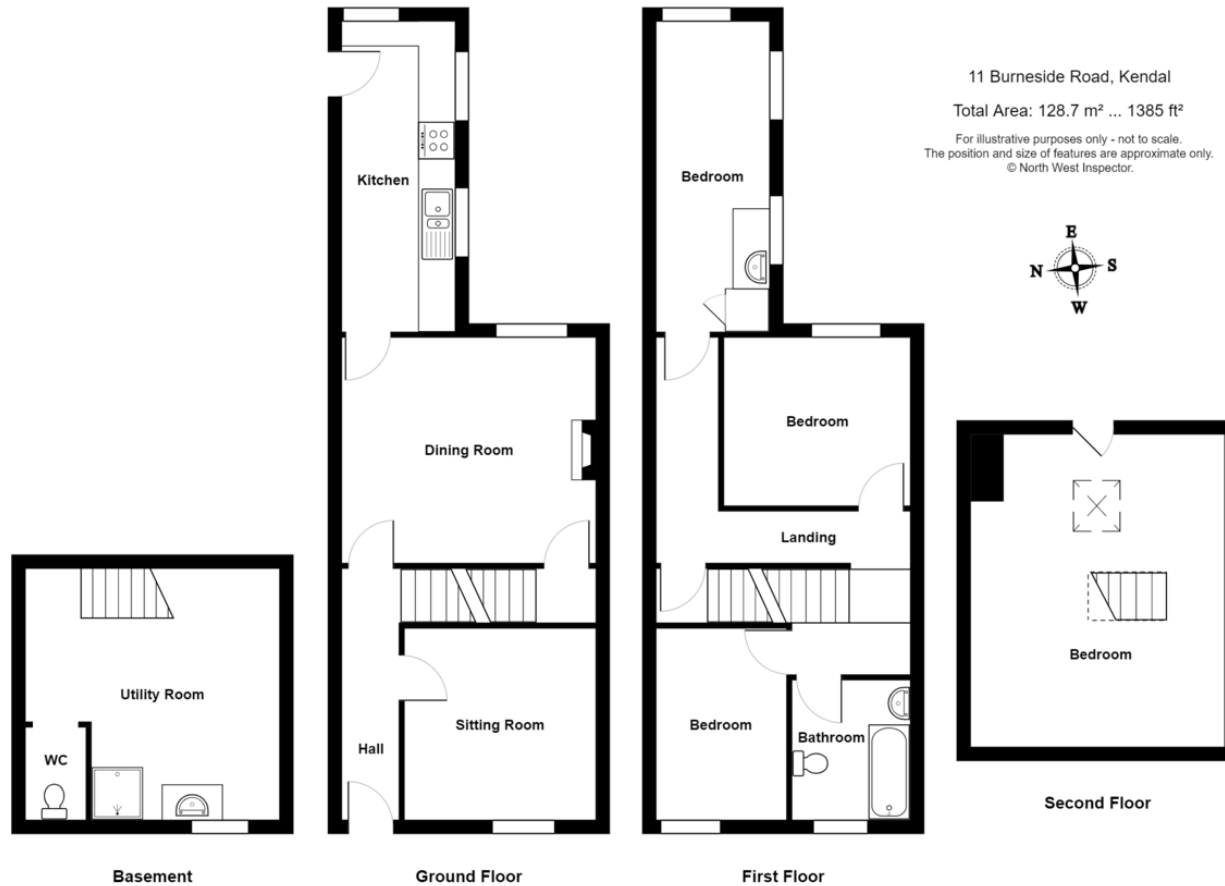
SERVICES

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

COUNCIL TAX BANDING

Currently Band C as per the Valuation Office website.





11 Burneside Road, Kendal
 Total Area: 128.7 m² ... 1385 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		80 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

DIRECTIONS

From Kendal town centre follow Windermere Road to the traffic lights turning right onto Burneside Road where number 11 is located on the right.

WHAT3WORDS:

odds.locked.zebra

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Your Local Estate Agents
Thomson Hayton Winkley



Kendal Office
 112 Stricklandgate
 Kendal
 T. 01539 815700
 E.kendal@thwestestateagents.co.uk

Windermere Office
 25b Crescent Road
 Windermere
 T. 015394 47825
 E.windermere@thwestestateagents.co.uk

Grange-over-Sands Office
 Palace Buildings
 Grange-over-Sands
 T. 015395 33335
 E.grange@thwestestateagents.co.uk

Kirkby Lonsdale Office
 29 Main Street
 Kirkby Lonsdale
 T. 015242 71999
 E.kirkby@thwestestateagents.co.uk

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