



45 Windermere Road, Kendal
Asking Price £200,000

Your Local Estate Agents
Thomson Hayton Winkley



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45 WINDERMERE ROAD

A traditional stone built end terrace period property situated in a popular residential area centrally located 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 proportioned accommodation briefly comprises sitting room and dining room on the ground floor, breakfast kitchen on the lower ground floor and two double bedrooms and a bathroom on the first floor. The property benefits from double glazed windows to the ground floor and first floor and has gas central heating throughout.

Outside offers a well stocked raised bed to the front and a shared enclosed patio garden at the rear. On road parking applies.

45 Windermere Road is offered for sale with no upper chain.

GROUND FLOOR

SITTING ROOM

18' 5" max x 13' 7" max (5.62m x 4.15m)

Traditional stripped pine entrance door with single glazed window over, double glazed bay window, two radiators, decorative former fireplace, cornice and plaster mouldings.

INNER HALL

3' 4" max x 3' 1" max (1.02m x 0.96m)

Access to first floor.

DINING ROOM

15' 0" max x 11' 0" max (4.58m x 3.36m)

Double glazed window, radiator, decorative former fireplace.

INNER HALL

3' 6" max x 2' 7" max (1.08m x 0.81m)

Access to lower ground floor

LOWER GROUND FLOOR

BREAKFAST KITCHEN

14' 11" max x 14' 10" max (4.56m x 4.53m)

Single glazed door and window, radiator, good range of base and wall units, circular stainless steel sink, built in oven with stainless steel splashback and extractor hood over, integrated ridge, freezer and dishwasher, built in microwave, plumbing for washing machine, breakfast bar, built in pantry, understairs storage cupboard, partial tiling to walls, tiled flooring.

FIRST FLOOR

LANDING

7' 2" max x 2' 11" max (2.20m x 0.91m)

BEDROOM

14' 11" max x 11' 8" max (4.57m x 3.57m)

Double glazed window, radiator, coving, wardrobes.

BEDROOM

10' 11" max x 8' 8" max (3.35m x 2.66m)

Double glazed window, radiator, built in cupboard with shelving housing access to loft.

BATHROOM

9' 2" max x 6' 10" max (2.80m x 2.09m)

Double glazed window, radiator, three piece suite in white comprises W.C., wash hand basin to vanity and P-shaped bath with mixer shower, built in cupboard housing gas combination boiler, fitted mirror, tiling to walls.

OUTSIDE

There is a well stocked raised bed to the front of the house and a shared enclosed patio garden at the rear. On road parking applies

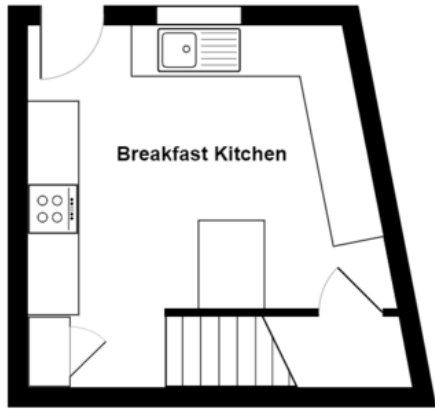
SERVICES

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

COUNCIL TAX BANDING

Currently band C as per the Valuation Office website.





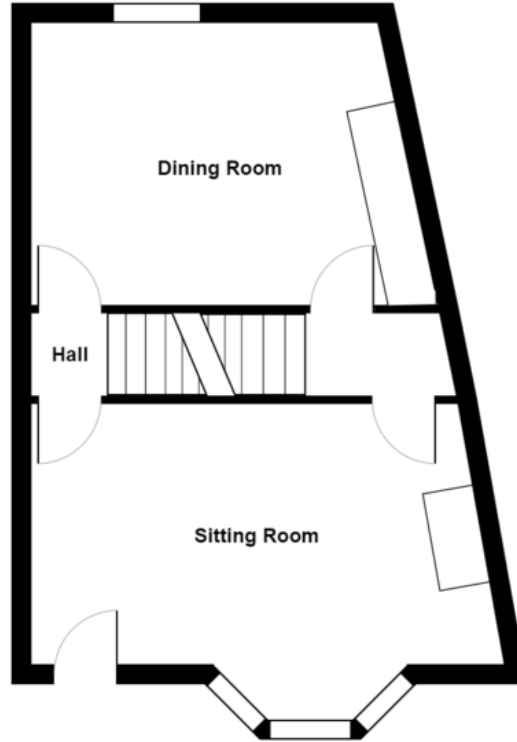
Lower Ground Floor



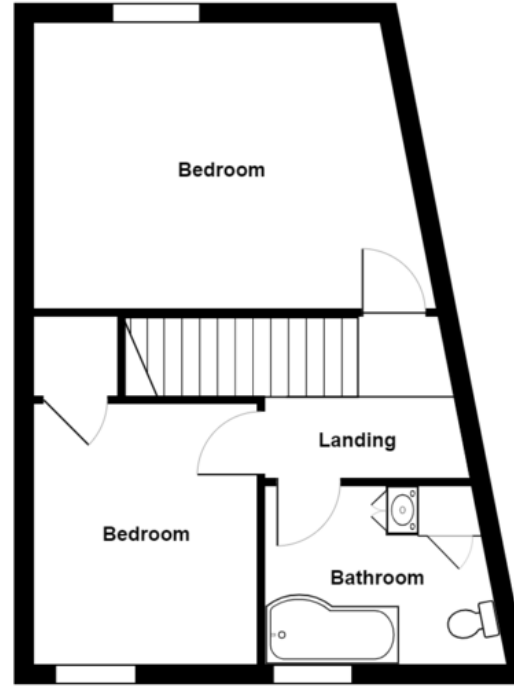
45 Windermere Road, Kendal

Total Area: 93.9 m² ... 1011 ft²

For illustrative purposes only - not to scale.
The position and size of features are approximate only.
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Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

DIRECTIONS

From Stricklandgate heading out of Kendal continue straight on through the traffic lights on to Windermere Road and number 45 is located on the right just before the turning for Green Road.

WHAT3WORDS:

backed.fully.bonds

Important Notice

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