



46 Aynam Road, Kendal
Asking Price £270,000

Your Local Estate Agents
Thomson Hayton Winkley



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A well proportioned period house located within the market town of Kendal overlooking the River Kent. Having two reception rooms, kitchen, two bedrooms, shower room, attic room with storage, cellar, double glazing, gas central heating, rear yard with workshop, W.C. and a double garage.







46AYNAM ROAD

A well proportioned traditional mid terraced house situated in a popular residential area within the market town of Kendal overlooking the River Kent towards Kendal Parish Church. The property is conveniently placed for the many amenities available both in and around the market town and offers easy access to the Lake District National Park and the M6.

The accommodation, which retains many period features, briefly comprises entrance hall, sitting room, dining room and kitchen to the ground floor, two bedrooms and a shower room to the first floor, an attic room with eaves storage on the second floor and a generous cellar with external access. The property benefits from double glazed windows to all but the cellar and has gas central heating.

Outside offers a rear yard leading to storage space with W.C. below the double garage.

46 Aynam Road is offered for sale with no upper chain.

GROUND FLOOR

ENTRANCE HALL

13' 9" x 3' 9" (4.20m x 1.15m)
Single glazed feature door, cornice, ceiling rose.

SITTING ROOM

16' 5" max x 12' 6" max (5.02m x 3.82m)
Double glazed bay window, radiator, decorative former fireplace, built in shelving to alcoves, cornice.

INNER HALL

4' 0" x 3' 9" (1.22m x 1.15m)
Radiator, cornice.

DINING ROOM

12' 8" max x 12' 6" max (3.88m x 3.83m)
Single glazed window, to porch, radiator, decorative former fireplace, cornice, built in cupboards.

KITCHEN

12' 7" max x 9' 6" max (3.85m x 2.92m)
Single glazed door to porch, double glazed window, radiator, stainless steel sink unit, base and wall units, built in cupboards, fitted shelving, space for cooker and fridge freezer, plumbing for washing machine.

REAR PORCH

6' 3" x 6' 3" (1.93m x 1.91m)
Single glazed door with adjacent single glazed windows.





FIRST FLOOR

LANDING

16' 5" max x 3' 3" max (5.02m x 1.00m)

Decorative feature skylight, cornice, understairs cupboard.

BEDROOM

16' 4" max x 12' 9" max (5.00m x 3.90m)

Two double glazed windows, radiator, cornice.

BEDROOM

13' 10" max x 9' 9" max (4.23m x 2.98m)

Double glazed window, radiator, cornice, built in wardrobe.

SHOWER ROOM

10' 5" max x 9' 5" max (3.20m x 2.89m)

Double glazed window, radiator, heated towel radiator, three piece suite in white comprises W.C., wash hand basin and fully panelled shower cubicle with thermostatic shower fitment, built in cupboard housing gas combination boiler, built in airing cupboard housing radiator, painted tongue and groove panelling to walls, recessed spotlights, extractor fan, fitted mirror.

LOWER GROUND FLOOR

HALL

9' 4" x 2' 5" (2.86m x 0.75m)

Fitted shelf.

CELLAR ROOM

15' 8" max x 12' 0" max (4.80m x 3.67m)

Single glazed door, radiator, lighting, former fireplace, fitted shelf.

COLD ROOM

11' 9" x 6' 3" (3.60m x 1.93m)

Single glazed window, lighting, stone worktops, fitted shelving.

FUEL STORE

7' 7" x 5' 3" (2.33m x 1.62m)

Coal chute, lighting.

STORE

13' 1" x 2' 5" (4.00m x 0.74m)

Lighting.

OUTSIDE

There is gated access to the entrance door and lower ground cellar entrance at the front of the house and a double garage, workshop with W.C., store and yard at the rear of the property.

WORKSHOP

17' 10" x 16' 5" (5.44m x 5.02m)

Lighting.

W.C.

5' 2" x 2' 10" (1.60m x 0.88m)

Timber door, W.C. with high level cistern, water supply.

STORE

4' 9" x 4' 3" (1.46m x 1.30m)

Timber door.

DOUBLE GARAGE

21' 6" max x 16' 5" max (6.57m x 5.02m)

Fob operated roller shutter door, light and power.

SERVICES

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

COUNCIL TAX BANDING

Currently Band C as per the Valuation Office website.





46 Aynam Road, Kendal
 Total Area: 250.4 m² ... 2695 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		77 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

DIRECTIONS

Leave Kendal centre following the one way system South along Aynam Road with the River Kent on your right, pass Queen Katherine Street, Parr Street and Aynam Place to find number 46 clearly marked.

WHAT3WORDS: shut.usual.sheep

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