



**HACKNEY
& LEIGH**

Kendal

£195,000

65 Windermere Road, Kendal, Cumbria , LA9 5EP

65 Windermere Road is an attractive stone and slate mid-terraced home situated on the north side of Kendal. Within walking distance of Kendal Town Centre, the property is ideally located for both local amenities and commuting, with the M6 motorway just a ten-minute drive away. Lake Windermere is only fifteen minutes away by car, and Oxenholme mainline railway station is easily accessible, offering direct connections to London in under three hours.

Quick Overview

Stone & Slated Terraced House

Well presented

Walking distance into Kendal Town Centre

Living/dining room

Fitted Kitchen

Two bedrooms

House bathroom

Rear yard

No upward chain!

Ultrafast broadband speed



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Ultrafast
available

Property Reference: K7020



Living/Dining Room



Living/Dining Room



Kitchen



Landing

Well presented throughout, the property comprises a spacious living/dining room and a fitted kitchen on the ground floor, with two bedrooms and a bathroom on the first floor. A private enclosed rear yard provides an ideal outdoor space for relaxation and storage.

Upon entering through the entrance hall, the spacious living/dining room welcomes you with an open fireplace featuring a multi-fuel stove set on a slate hearth. A fireside alcove with shelving and a cupboard adds character and functionality. The room benefits from windows at both the front and rear, offering ample natural light and a staircase leads to the first floor with a useful under stairs cupboard for additional storage. A door from the living space leads directly into the kitchen.

The kitchen is fitted with an attractive range of wall and base units, complemented by coordinated work surfaces and part-tiled walls. The space includes an inset and half sink with drainer, an integrated Logik oven with a four-ring gas hob and stainless steel extractor fan, plumbing for a washing machine and room for a fridge/freezer. Natural light floods the kitchen through two windows with an aspect to the rear yard and a Velux roof light. A door provides access to the enclosed rear yard.

Ascending to the first floor, the landing is spacious enough to accommodate a desk, making it a versatile space for work or study. A rear-facing window allows for additional natural light and there is access to the loft space as well as the two bedrooms and bathroom.

Bedroom one is a generous double room with built-in storage, including shelving and a cupboard. Bedroom two is an L-shaped room of a good size. Both bedrooms enjoy a front aspect and feature secondary glazing, ensuring warmth and quiet.

The bathroom is well-proportioned and fitted with a three-piece suite, including a panel bath with a shower over, a wash hand basin and a WC. Part-tiled walls, a window and a radiator complete the space. A built-in cupboard houses the Vaillant gas boiler, offering efficiency and convenience.

Externally, the private rear yard is fully flagged, providing a practical outdoor area for seating and bin storage. The property is ready for its next owner to move in and enjoy, making it a fantastic opportunity for a range of buyers. With no upward chain, an early viewing appointment is highly recommended.

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Living/dining room 19' 3" x 12' 4" (5.89m x 3.78m)

Fitted kitchen 15' 4" x 5' 5" (4.69m x 1.67m)

First Floor

Landing

Bedroom One 11' 3" x 8' 4" (3.44m x 2.55m)

Bedroom Two 11' 2" x 7' 11" (3.41m x 2.43m)

Bathroom

Parking: On street parking

Property information:

Tenure: Freehold

Council Tax: Westmorland and Furness Council - Band B

Services: Mains gas, mains water, mains electricity and mains drainage

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

What3Words & Directions: [///rich.enjoyable.cowboy](http://rich.enjoyable.cowboy)

The property is situated to the north of Kendal town centre and can be found by proceeding up Windermere Road. Number 65 is on the right-hand side of the road just after turning into Green Road and within easy walking of Kendal Green.

Viewing: Strictly by appointment with Hackney & Leigh.

Anti Money Laundering Regulations: Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom One



Bedroom Two



Bathroom



Patio area

Windermere Road, Kendal, LA9

Approximate Area = 665 sq ft / 61.7 sq m

For identification only - Not to scale



All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 05/02/2025.

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