



40 Burneside Road, Kendal  
Asking Price £325,000

Your Local Estate Agents  
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. Having a sitting room with woodburning stove, dining kitchen, two bedrooms, bathroom, utility room, double glazing, gas central heating and gardens. On road parking applies.







## 40 BURNESIDE ROAD

An appealing well-proportioned traditional stone built mid terrace period property situated in a popular residential location to the northern side of Kendal conveniently placed for the many amenities available both in and around the market town. There is a bus stop close by and the property is within level walking distance of the town centre and both Kendal bus and railway stations. The location offers easy access to the Lake District and Yorkshire Dales National Parks, the mainline railway station at Oxenholme and road links to the M6.

The beautifully presented accommodation, which is laid to four floors and retains many period features, briefly comprises modern kitchen/dining room and utility room to the ground floor, a double bedroom and modern bathroom on the first floor. The second floor offers a substantial double bedroom and there is a generous sitting room with woodburning stove in the basement. This impressive property benefits from double glazing and gas central heating.

Many of the contents can be purchased under separate negotiation.

There are gardens to the front and rear.

On road parking applies.

## GROUND FLOOR

### DINING KITCHEN

20' 11" max x 13' 11" max (6.39m x 4.26m)

### DINING AREA

13' 11" max x 11' 5" max (4.26m x 3.50m)

Painted entrance door, double glazed window with working shutters, two radiators, decorative traditional cast iron fireplace, fitted shelving to alcove, exposed floorboards.

### KITCHEN

10' 9" max x 10' 3" max (3.29m x 3.14m)

Double glazed window, radiator, good range of base and wall units, stainless steel sink, built in oven, five burner gas hob with extractor hood over, integrated dishwasher, space for full height fridge, recessed spotlights, under wall unit lighting, tiled splashbacks, fitted shelving.

### UTILITY ROOM

7' 0" x 6' 9" (2.14m x 2.07m)

Double glazed door with adjacent double glazed window, plumbing for washing machine, space for tumble dryer, gas combination boiler, extractor fan, fitted shelf.

## BASEMENT

### SITTING ROOM

18' 4" max x 12' 9" max (5.60m x 3.90m)

Two double glazed windows, radiator, woodburning stove to feature fireplace, recessed spotlights, wall lights, oak flooring.





## FIRST FLOOR

### LANDING

5' 10" x 2' 8" (1.78m x 0.82m)

Double glazed window, exposed floorboards.

### BEDROOM

13' 11" max x 11' 1" max (4.26m x 3.40m)

Double glazed window, radiator, decorative traditional cast iron fireplace, fitted shelving, exposed floorboards.

### BATHROOM

8' 1" x 8' 1" (2.47m x 2.47m)

Double glazed window, radiator, three piece suite in white comprises W.C., wash hand basin with tiled splashback and bath with tiled splashback and thermostatic shower over, recessed spotlights, fitted mirror and glass shelf.

## SECOND FLOOR

### BEDROOM

19' 9" max x 12' 10" max (6.02m x 3.93m)

Two double glazed windows, two bedrooms, built in storage cupboard, exposed floorboards, loft access.

## OUTSIDE

There is a small well-stocked garden at the front and an enclosed patio garden with a timber garden shed and a log store at the rear. On road parking applies.

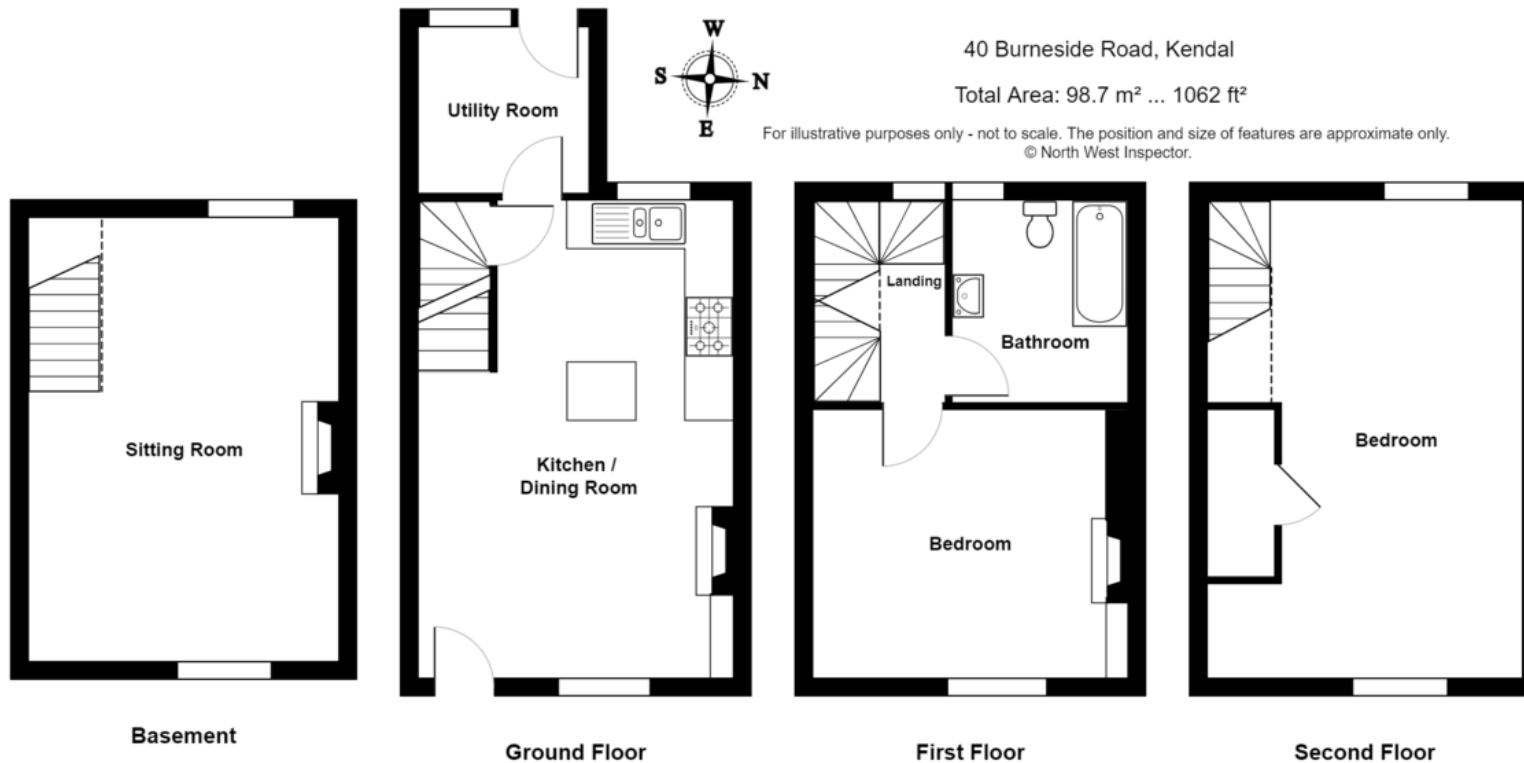
## SERVICES

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

## COUNCIL TAX BANDING

Currently band C as per the Valuation Office website.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		

### DIRECTIONS

From Kendal town centre follow Windermere Road to the traffic lights turning right onto Burneside Road. Continue to find number 40 clearly marked on the left.

### WHAT3WORDS:

free.perfumes.play

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