



Kendal

£160,000

67 Waterside, Kendal, Cumbria, LA9 4EX

67 Waterside is located within a well-established residential area, just a short walk from Kendal town centre. The property benefits from charming riverside views, including sights of Kendal Castle and is close to a range of shops, amenities and transport links.

This ground and first floor maisonette is easy to maintain and offers spacious, well-laid-out accommodation, making it a comfortable and practical home.

Upon entering, the front door opens into a welcoming entrance porch which provides access to the fitted dining kitchen, living room and cloakroom with WC. Stairs lead to the first floor and a useful under stairs cupboard offers extra storage.

Quick Overview

Well presented ground and first floor
maisonette

Large living room and dining kitchen

Three bedrooms and wet room

Convenient location close to Kendal Town
Centre

Views across the river Kent to Kendal Castle

Double glazing

Gas central heating

No upward chain!

Close to local amenities

Ultrafast Broadband Speed*



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Ultrafast



On street
parking

Property Reference: K7136



Living Room



Kitchen



Bedroom One



Bedroom Two

The generously sized living room is located at the rear of the property and benefits from a large double-glazed window that perfectly frames the river and castle views. The dining kitchen, positioned at the front, enjoys an open aspect over the communal courtyard and is fitted with a range of wall and base units with complementary worktops and an inset stainless steel bowl and half sink with drainer. There is space for a freestanding oven with extractor over, plumbing for both a washing machine and dishwasher and space for a fridge freezer. Co-ordinating part-tiled walls and tiled floor completes the space, along with a wall-mounted Vaillant boiler.

Upstairs, the first floor offers three bedrooms. Bedroom one is a spacious double room, enjoying views of the river and Kendal Castle and has a range of built in furniture including wardrobes, overhead cupboards and bedside tables and there is another useful additional cupboard with hanging rail. Bedroom three, a single room, shares the same delightful aspect. Bedroom two overlooks the communal garden to the front and includes two built-in storage cupboards.

The modern wet room is fitted with a shower, wash hand basin and WC and is finished with panelled walls, a high-level window, extractor fan and radiator.

Outside, to the front of the property is a small private patio area with mature flower beds, set within a well-maintained communal paved courtyard.

Call now for more details or to arrange a viewing!

Accommodation with approximate dimensions:
Ground Floor

Entrance Hall

Dining Kitchen

14' 7" x 9' 6" (4.45m x 2.90m)

Living Room

15' 10" x 12' 1" (4.84m x 3.70m)

Cloakroom

First Floor

Landing

Bedroom One

14' 2" x 9' 1" (4.33m x 2.78m)

Bedroom Two

11' 1" x 9' 0" (3.39m x 2.75m)

Bedroom Three

9' 11" x 6' 10" (3.03m x 2.10m)

Wet Room

Parking: On Street Parking

Property Information:

Tenure: Leasehold - Held on the balance of a 125 year lease from 1988

Service Charge: for 2025 is £ payable in monthly instalments to South Lakes Housing.

Ground Rent: £10 per annum

Council Tax: Westmorland and Furness Council - Band A

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: [///crash.hints.area](https://www.what3words.com/crash.hints.area)

From Kendal town centre, head down Lowther Street and use the crossing to reach the River Kent. Turn onto Waterside and follow the riverside path. Number 67 is located in the first block of properties on the right. Walk up the path beside the block and the front door is on your left.

Viewings: 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).

Agent Note: We await the grant of probate for the property which has been applied for on the 11th of July.



Bedroom Three



Wet Room



River Views



Communal Area

Waterside, Kendal, LA9

Approximate Area = 846 sq ft / 78.5 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1319655

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