



36 BURNESIDE ROAD, KENDAL, CUMBRIA, LA9 4RL
£295,000

MILNE MOSER
SALES + LETTINGS

36 BURNESIDE ROAD
KENDAL
CUMBRIA
LA9 4RL



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OVERVIEW

Lovingly updated and maintained, this four storey townhouse has real charm and character and a wonderful tranquil feeling throughout. The current owner has skilfully combined modern fittings whilst retaining the traditional period style of the property. An impressive basement kitchen has plenty of worktop space plus an island and integrated appliances. The generous lounge has a wood burner and there is a bathroom with claw foot bath and separate shower cubicle. The layout offers versatility with a ground floor utility/office space perfect for those working from home plus a top floor snug could be converted to a third bedroom, dressing room or hobby space. Externally, a courtyard has been created and is ideal for al fresco dining and recreation. Within walking distance of the town centre, train and bus stations, riverside walks and Kendal Green.

ACCOMMODATION

From Burneside Road, a couple of steps leads up to the tastefully painted front door and into:

LOUNGE

12' 10" x 19' 8" (3.92m x 6.00m) max

A light and bright room with double glazed sash windows to both the front and rear aspects - the front window has working shutters. There are exposed wide floorboards, a period alcove cupboard, shelving and a multifuel woodburner. Four wall lights a ceiling light and two radiators. Stairs lead up to the first floor and down to the kitchen diner.





OFFICE/UTILITY

6' 8" x 8' 3" (2.04m x 2.52m)

A versatile room with space for coats and shoes and a small desk if required. Windows face the side and rear and there is a stable door to the courtyard. Exposed floorboards, a radiator and ceiling light. Wall mounted Worcester boiler.

KITCHEN DINER

12' 9" x 18' 10" (3.89m x 5.74m) max

Perfect for entertaining and socialising, the kitchen diner is fitted with grey shaker style base and wall units, dark quartz worktops and a central island with contrasting units and wood block top. There is a double butler sink, an integrated fridge freezer, wine fridge, five burner gas hob and an electric oven and grill. Windows face the front and rear elevations and there is a slate style tiled floor, downlights and character beams to the ceiling. Radiator and a built-in understairs cupboard.

FIRST FLOOR LANDING

A double glazed window faces the rear aspect and the stairs continue to the second floor. Painted period style doors lead to the bedroom and bathroom and there is a wall light.

BEDROOM

13' 0" x 11' 1" (3.96m x 3.39m)

A lovely sized double bedroom with a double glazed sash window looking towards trees at the front. There is a wall light, radiator and alcove cupboard.

BATHROOM

7' 4" x 7' 11" (2.24m x 2.42m)

Fitting the style of the property perfectly, the bathroom has a quadrant shower cubicle, a freestanding claw foot bath, a WC and a vanity hand basin with drawers beneath. There is a traditional style towel rail, underfloor heating, an illuminated mirror, downlights and an extractor. Patterned tiled floor and metro tiling to the walls.

BEDROOM/SNUG

10' 6" x 7' 10" (3.19m x 2.40m) excluding stairs

A double glazed window faces the rear elevation with outlook over rooftops towards Serpentine Woods. A lovely space for hobbies, reading or working, there is scope to reconfigure creating a dedicated third bedroom or a dressing room. Ceiling light, radiator and a cupboard over the stairs.



BEDROOM

13' 2" x 11' 4" (4.01m x 3.44m) max

Also a generous size, this double bedroom has three built-in double wardrobes with overhead storage, a radiator and downlights. A double glazed window faces the front and there is a partial view towards distant fells.

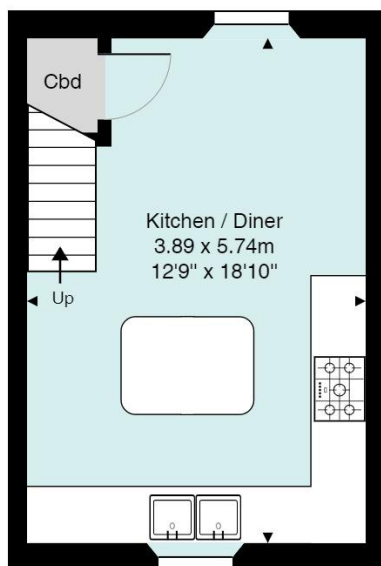
EXTERNAL

To the front of the property is a forecourt providing privacy from the road which has chippings and a corner flower bed. A pleasant courtyard space has been created at the rear with seating areas, raised beds planted with roses and perennials plus a deck, perfect for a bistro set. An outhouse provides vital storage. External tap.

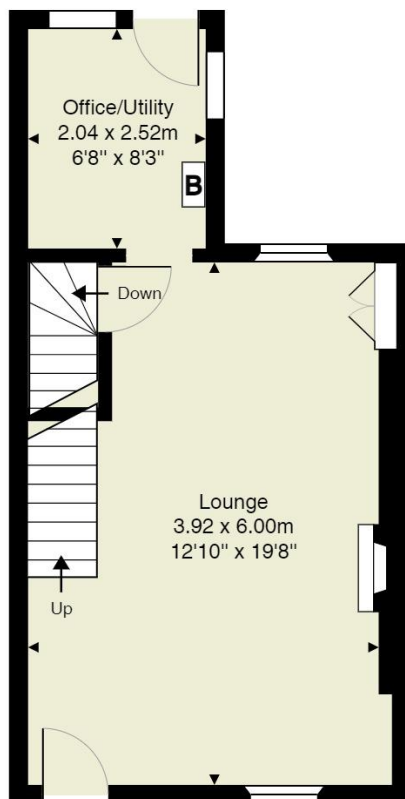
DIRECTIONS

Leaving Kendal on Stricklandgate, turn right at the traffic with Windermere Road onto Burneside Road. The property is located a short distance to the left hand side.
[what3words:///smile.home.elder](#)

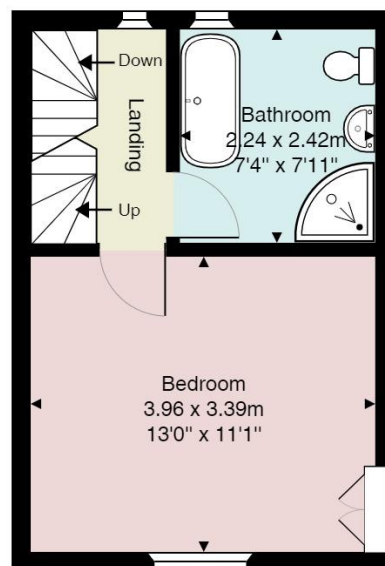




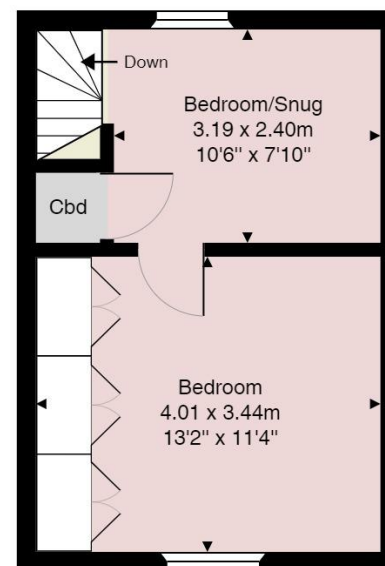
Lower Ground Floor



Ground Floor



1st Floor



2nd Floor

Approx. Total Area: 99.8 m² ... 1075 ft²

This plan is for illustrative purposes only and should be used as such by any prospective purchasers.
The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given.
Measurements are approximate and for display purposes only





GENERAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage. FTTp broadband connected

Tenure: Freehold

Council Tax Band: C

To check Broadband and Mobile phone coverage, click on our Key Facts for Buyers report online if available or visit www.ofcom.org.uk/phones-telecoms-and-internet/coverage

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



ARRANGE A VIEWING

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