

Kendal

£195,000

36 Union Street, Kendal, Cumbria, LA9 4RR

Welcome to 36 Union Street, a well-positioned two-bedroom mid-terraced property situated just a short walk from Kendal town centre. Tucked away just off Windermere Road, the property enjoys a convenient location close to a wide range of local amenities, including shops, cafés, restaurants and everyday services. Kendal Bus Station and Kendal Railway Station are also within easy walking distance, while the nearby 555 bus route provides regular access towards Windermere and the wider Lake District. The property also benefits from on-street permit parking.

Quick Overview

- Mid-terraced property
- Two bedrooms
- Ample storage space
- Modern fitted bathroom
- Private rear yard
- Close to town centre
- Convenient transport links
- Ideal first-time buyer opportunity
- No upward chain!
- Ultrafast broadband speed*

2	1	1	D	*Ultrafast Broadband*	*On-street parking*

Property Reference: K7362



Living Room



Kitchen



Utility Room



Bathroom

Union Street itself has an interesting history, dating back to the 1820s when Kendal was an important centre of the textile industry. The street was originally built to house local weavers, with their looms traditionally located on the upper floors and living accommodation below. This historic connection adds an appealing sense of character and heritage to the property's convenient town-centre setting.

The accommodation offers a well-proportioned layout with useful storage throughout and provides an excellent opportunity for buyers looking to put their own stamp on a home. While some areas could benefit from a degree of updating and modernisation, the property is well maintained overall, with a particularly smart and contemporary bathroom already in place.

On entering the property, you are welcomed into the living room, which features a front-aspect window with a fitted window seat, allowing plenty of natural light into the room. A wood burning stove with stone hearth provides an attractive focal point and creates a warm and inviting feature, while a useful side alcove with fitted shelving offers excellent space for books, CDs or display items, with a cupboard below housing the electrical controls.

The kitchen is fitted with a range of wall and base units, incorporating an integrated Zanussi oven and grill, four-ring Hotpoint electric hob and extractor fan. There is a decorative part-tiled splashback, together with a sink and drainer positioned beneath the rear-aspect window. Space is provided for an under-counter fridge, while an opening beneath the stairs provides valuable additional storage for household items.

Steps lead from the kitchen to a useful utility area, which houses the Vokera boiler and provides space and plumbing for both a washing machine and tumble dryer. The room benefits from rear and side windows, together with a door leading directly out to the rear garden, making this a particularly practical addition to the accommodation.

Stairs rise from the living room to the first-floor landing, where loft access is also available.

The modern house bathroom is fitted with a contemporary three-piece suite comprising a wash hand basin, WC and panelled bath with overhead shower. The room is finished with decorative floor tiling and part-tiled walls, with a rear-aspect window providing natural light. Additional features include a wall-mounted illuminated mirror, heated towel rail and particularly useful deep internal shelving, providing excellent storage.

Bedroom two is a single bedroom with a rear-aspect window, while bedroom one is a comfortable double room positioned to the front of the property. The principal bedroom features a front-aspect window, an original fireplace and useful built-in cupboards with shelving, providing further valuable storage.

Externally, the property benefits from a private rear yard, predominantly laid with concrete and complemented by a small flower bed suitable for shrubs or planting. There is also a useful external outhouse, providing additional storage space for garden equipment, bikes and household items.

Request a Viewing Online or Call 01539 729711

The property's location is a key feature, providing easy access to Kendal town centre while remaining well placed for exploring the Lake District. The nearby 555 bus route offers convenient access towards Windermere and the Lakes, while Kendal's bus and railway stations are both within a short distance, making the property particularly appealing to commuters and those wishing to enjoy the surrounding area without relying entirely on a car.

This property would make an excellent choice for a first-time buyer, offering a manageable two-bedroom home with scope to personalise and update over time, while the convenient location and proximity to the Lake District could also make it an appealing lock-up-and-leave or second-home opportunity. With useful storage, a modern bathroom, private outside space, an attractive wood burning stove and the added appeal of its historic setting, 36 Union Street is likely to appeal to a range of buyers. Early viewing is highly recommended to appreciate the accommodation, character and convenient location.

Accommodation with approximate dimensions:
Ground Floor
Living Room 11' 11" x 13' 2" (3.64m x 4.02m)
Kitchen 7' 10" x 10' 2" (2.39m x 3.12m)
Utility 7' 8" x 6' 0" (2.35m x 1.83m)
First Floor Landing
Bathroom
Bedroom Two 7' 10" x 7' 6" (2.41m x 2.29m)
Bedroom One 11' 11" x 13' 3" (3.64m x 4.04m)
Parking: On-street permit 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: ///spite.frames.speak
Proceeding out of town on Stricklandgate, bearing left onto Windermere Road. Turn Right onto Union Street, number 36 can be found on the left hand side of the second row of houses.

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 £60.00 (inc. VAT) per individual or £50.00 (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 £150 (incl. vat).



Bedroom Two



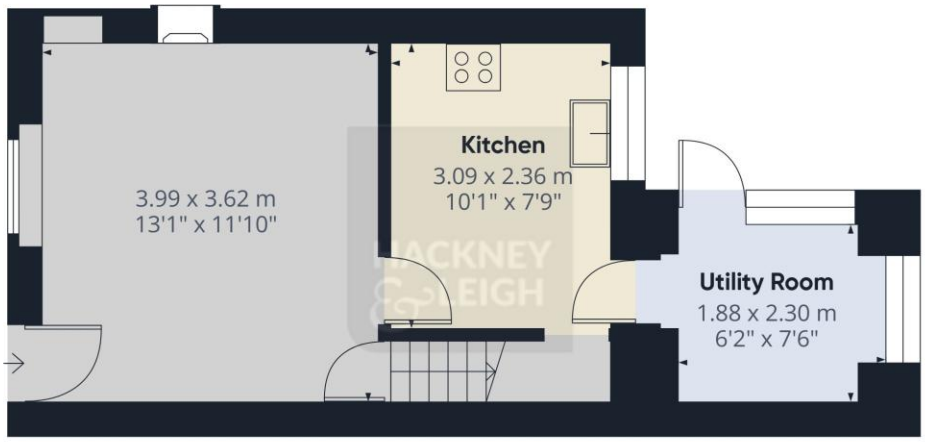
Bedroom One



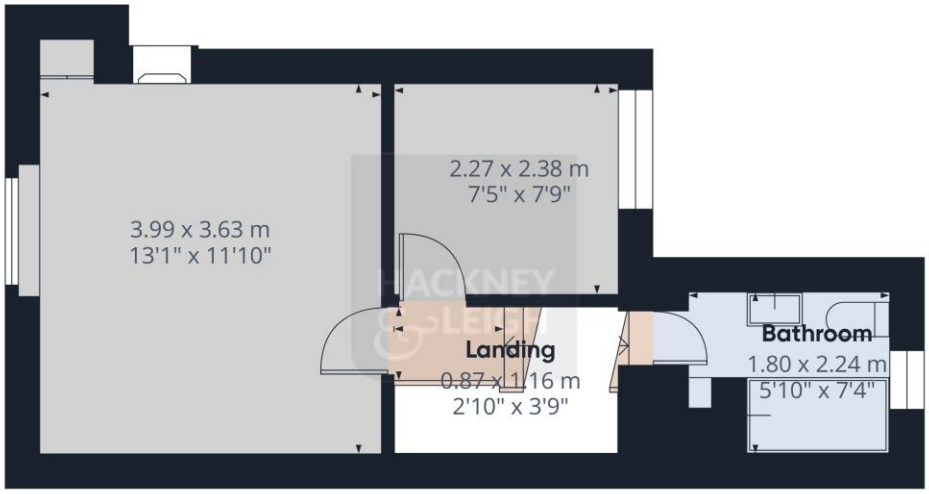
Garden



Front External



Floor 0



Floor 1

S
E W
N

Approximate total area(1)

54.3 m²

584 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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