



27 PARK STREET, KENDAL, CUMBRIA, LA9 5QP
£250,000

MILNE MOSER
SALES + LETTINGS

27 PARK STREET,
KENDAL,
CUMBRIA
LA9 5QP



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OVERVIEW

Within walking distance of the town centre and close to riverside walks, primary and secondary schools and Kendal Leisure Centre, this two bedroom mid terraced house has been updated and modernised in 2025 with fresh contemporary decor and floor coverings, replacement kitchen and new bathroom suite. All the windows have been replaced (apart from the existing lounge window) with UPVC along with the front door. The accommodation is over two floors and has a traditional layout comprising two reception spaces, a light bright kitchen plus two bedrooms and a bathroom to the first floor. At the rear is a good sized patio/yard space, perfect for outdoor dining with room for pots and furniture. The property is gas centrally heated and UPVC double glazed. An ideal first time buy or rental investment, the property is ready to move into and available with no onward chain.

ACCOMMODATION

From Park Street, a UPVC door with double glazed inserts leads into:

ENTRANCE HALL

Having retained features, the hallway has a radiator, ceiling light and pale wood style flooring into the dining room and lounge. Stairs lead to the first floor.

LOUNGE

11' 4" x 11' 0" (3.46m x 3.34m)

A UPVC double glazed window faces the front elevation and there is a feature exposed stonework chimney breast and alcoves. Tall





cupboard housing the gas meter, points for two wall lights, a ceiling light and radiator.

DINING ROOM

14' 4" x 11' 3" (4.36m x 3.42m) max

A good sized room with a UPVC double glazed window facing into the patio/yard. A modern remote controlled inset flame effect fire, a ceiling light, radiator and Open Reach socket. The built in cupboard under the stairs provides excellent storage and has light and power.

KITCHEN

6' 1" x 14' 7" (1.86m x 4.45m)

A UPVC double glazed window faces the side aspect and there is a frosted UPVC double glazed door to the rear yard. Fitted in 2025 with modern white base and wall units, marble effect worktops and white tiled splashbacks. There is plumbing for a washing machine and dishwasher and space for a fridge freezer. Electric hob with canopy above and an electric oven. The pale wood style flooring continues from the dining room and there is a ceiling light and Velux rooflight.

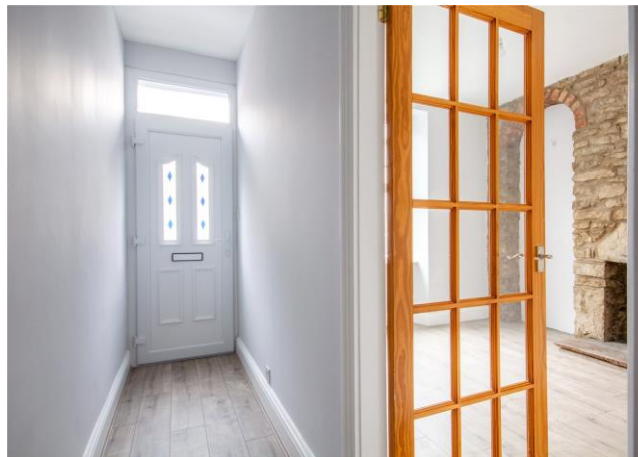
LANDING

Access to the loft, a ceiling light and attractive stripped doors to the two bedrooms and bathroom.

BEDROOM

13' 10" x 11' 0" (4.21m x 3.34m)

Two UPVC double glazed windows face onto Park Street. A generous double bedroom a ceiling light, radiator and laminate flooring. Built in cupboard over the stairs with a light.



BEDROOM

6' 9" x 11' 4" (2.07m x 3.45m)

UPVC double glazed window to the rear aspect. Radiator, ceiling light and Ideal boiler.

BATHROOM

6' 7" x 8' 7" (2.00m x 2.62m)

Frosted UPVC double glazed window to the rear elevation. Fitted with a new modern white suite vanity wash hand basin with cupboard beneath, WC and bath with mixer attachment above. Mirrored wall cabinet, a radiator, ceiling light and white tiling to the walls.

EXTERNAL

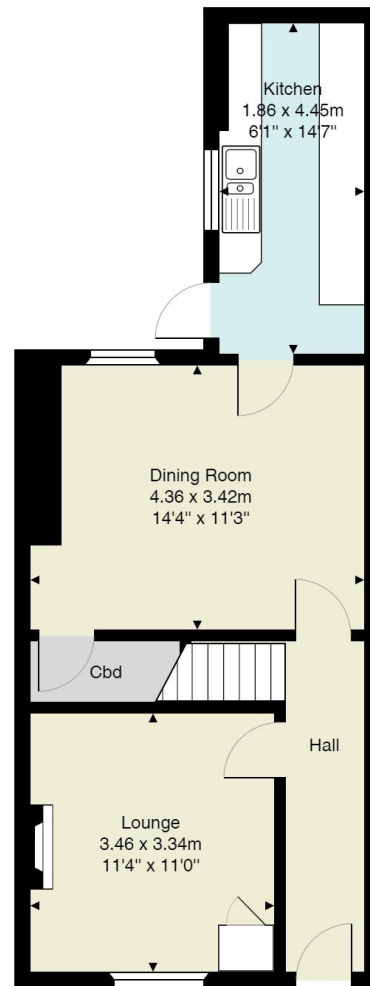
To the rear of the property is an enclosed patio/yard space. Over two levels, there are areas laid with slate chipping, perfect for furniture and pots and a flagged space close to the house. There is an external light and gate to the rear access lane.

DIRECTIONS

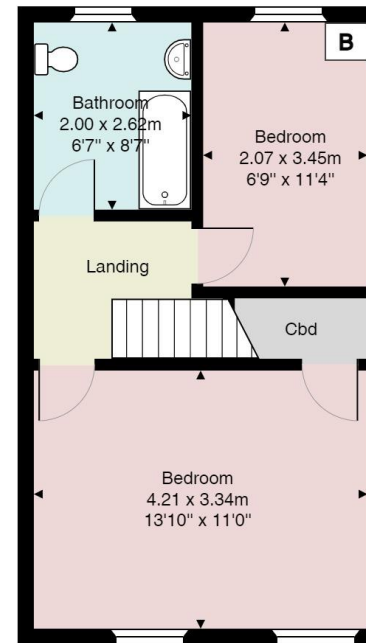
Leaving Kendal on Milnthorpe Road, turn left at the traffic lights onto Romney Road. Turn left again onto Park Street (one way) and the property is located approximately half down to the right hand side.

[what3words:///drops.lasted.path](#)





Ground Floor



1st Floor

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. FTTB Broadband

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		84
(81-91) B		
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



ARRANGE A VIEWING

To arrange your viewing contact our Kendal Team:

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