



Windermere

£795,000

6 Crescent Road
Windermere
Cumbria
LA23 1EA

One of the most outstanding properties in Windermere village, situated in the heart of the Village with the added bonus of two street frontages and with the potential for a wide scope of opportunities for development.

Property Ref: W5663

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Raised Display Area



Sales Area

Description: 6 Crescent Road is a fabulous and expansive freehold property in a prime location. Entering into the shop floor from the street there is a well appointed sales area and two display areas. Stairs lead to the lower ground floor offering a large amount of storage and also up to the first and second floors consisting of a large living area, 4 bedrooms and one en-suite shower room and a bathroom. There is also a large and well fitted kitchen/dining area. Outside there is a rear yard with a shed and the apartment upstairs could potentially be re-developed.

Location: Brilliantly located in the heart of Windermere Village within a stones throw of all amenities and transport links with high footfall and with the added advantage of being on the corner of Crescent Road and Beech Street.

Leaving our Windermere office turn left onto New Road towards the village, then walk up Crescent Road and the property is a little way up on the corner of Crescent Road and Beech Street.

Sales Area 18' x 13' 1" (5.49m x 3.99m) LED lighting, cashier desk, large windows, raised display window sills and electric heater and radiator.

Rear Display Area 11' 6" x 11' 5" (3.51m x 3.48m) Stairs to upper and lower floors.

Raised Display Area 17' 3" x 13' (5.26m x 3.96m) Fitted base units and access to rear yard and store.

Cellar With power and lighting and cupboard containing Vaillant gas fired boiler and access to rear yard and separate WC. Radiator.

Room 1 17' 4" x 12' 2" max (5.28m x 3.71m)

Room 2 16' 6" x 13' 4" (5.03m x 4.06m) Plus 8' 5" x 7' 10"

Room 3 11' 4" x 10' 9" inc WC (3.45m x 3.28m)

First Floor

Dining Kitchen 14' 6" x 10' 6" (4.42m x 3.2m) Fitted wall and base units, electric oven with hood over, part tiled walls, Worcester gas fired boiler. Stainless steel inset sink and integrated fridge and dishwasher.



Kitchen

Living Room 18' x 13' 6" (5.49m x 4.11m) Large decorative fireplace and dual aspect windows.

Bedroom 4 11' 10" x 11' 6" (3.61m x 3.51m) Built in cupboard.

Shower Room Tiled walls, wash basin, shower cubicle and WC.

Second Floor Landing Cupboard, separate WC and stained glass skylight.

Bedroom 1 18' 1" x 13' 7" max (5.51m x 4.14m) With en-suite shower room and roof space access

Bedroom 2 17' 10" max x 14' 4" (5.44m x 4.37m) Timber beams and dual aspect windows.

Bedroom 3 12' x 11' 8" (3.66m x 3.56m) Vaulted ceiling, timber beams and arched window.

Outside: Rear yard with shed.

Services: Mains water, drainage, gas and electric. Gas fired central heating to radiators and electric heaters.

Tenure: Freehold.

Council Tax: South Lakeland District Council - Band D



Living Room

Business Rates: Rateable value of £15,250.00 with the amount payable of £7808.00 for 2021/2022. Small business rates relief may apply for new businesses/single premises, please contact South Lakeland District Council for further information.

Viewings: Strictly by appointment with Hackney & Leigh Windermere Sales Office.

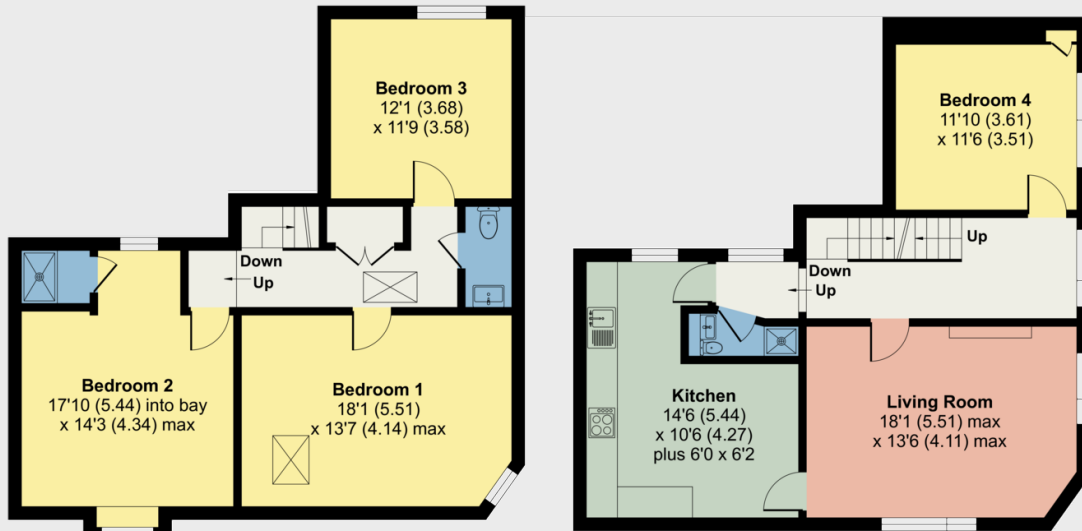
Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.



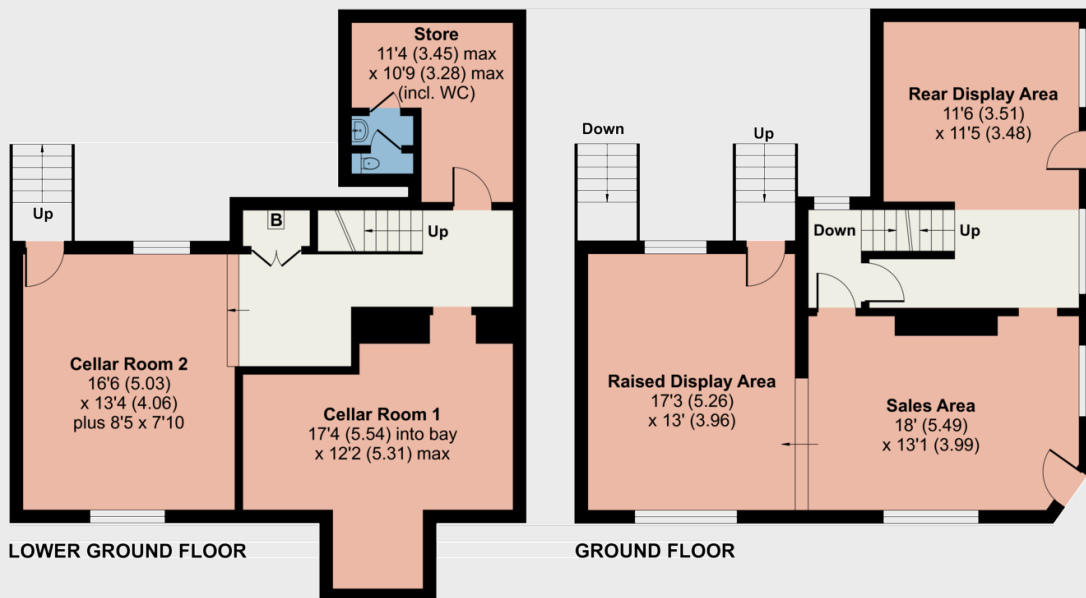
Crescent Road, Windermere, LA23

Approximate Area = 2887 sq ft / 268 sq m

For identification only - Not to scale



FIRST FLOOR



LOWER GROUND FLOOR

GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©n3chemom 2021. Produced for Hackney & Leigh. REF: 739860

A thought from the owners...We have loved owning 6 Crescent Road for 17 years and in fact lived in the flat for 10 years. We believe that this is a great opportunity for someone to take the building forward and have as much success as we have had from it.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract.