



**HACKNEY
& LEIGH**
Sales



Windermere

£355,000

13 Oak Street
Windermere
Cumbria
LA23 1EN

A beautifully presented 3 bed roomed (2 en-suite) mid terraced Lakeland property set in a superb central location in Windermere village. An ideal family home, bolthole or investment property in excellent condition and with on street parking and rear patio seating area.

Property Ref: W5659

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Living Room



Kitchen

Location: A perfect central location only a short level walk from Windermere village. From Crescent Road bear left before the Co-Op and number 13 can be found a short way along the road on the left hand side. Oak Street continues onto Upper Oak Street and at the end of this, again only a few hundred metres along, is Queens Park Recreational Ground with nearly 10 acres of Public Parkland, with a children's playground, tennis courts, a bowling green and a football pitch or cricket pitch, depending upon the season.

Description: A traditional Lakeland stone property set in the heart of Windermere village, an ideal family home, additional residence or indeed an investment property. This fully modernised home is set over 4 floors and comprises of large open plan lounge/dining room and kitchen to the ground floor, large cellar and store area to the lower ground floor, 2 double bedrooms (1 en-suite), and family bathroom to the first floor and large bedroom with en-suite to the second floor.

To the rear of the property there is a patio seating area and to the front of the property is a courtyard. Permit parking for 2 vehicles is available with this property subject to an application to South Lakeland District Council.

Accommodation: (with approximate measurements)

Entrance Hall With wood flooring, radiator and stairs to First Floor.

Living Room and Dining Room 28' 11" into bay x 10' 11" (8.81m x 3.33m)
Living Room - Bay with window seat, wood flooring, cast iron fireplace with green slate hearth, alcove cupboard, radiator and television point.

Dining Area - Large wood burning stove with exposed brickwork, black slate hearth and oak beam mantle. Fitted cupboard with white gloss door, telephone point and wood flooring. Decorative original doorbells.

Kitchen 14' 9" x 7' 4" (4.5m x 2.24m) A modern kitchen with Oak worktops with Abode inset stainless steel sink and mixer tap with Abode black glass covers, large slate window sill, cream gloss wall and base units and integrated appliances including Neff hide and slide oven and Neff 4 ring gas hob with extractor hood over and Neff slimline dishwasher. Part tiled walls, wood flooring and spotlights. Plumbing for washing machine and space for dryer. Ariston combination boiler.

Stairs to:

Cellar With limited head height.

Cellar Room 1 10' 5" x 10' 4" (3.18m x 3.15m) With radiator, light and power. Meters, circuit breakers and TV aerial signal booster. Separate storage room.

Cellar Room 2 13' 5" x 9' 8" (4.09m x 2.95m)



Bedroom 1

Stairs to First Floor

Bedroom 1 13' 10" x 10' 7" (4.22m x 3.23m) Feature cast iron fireplace. Television point and radiator.

En-Suite Corner shower unit, WC and wash hand basin with chrome and glass shelf over. Part panelling to walls, wood effect laminate flooring, chrome heated towel rail, extractor fan and shaver point.

Bedroom 3 13' 4" x 7' 4" (4.06m x 2.24m) Slate window sill. Radiator.

Bathroom A contemporary 3 piece white suite of WC, 'P' shaped bath with shower over and glass shower screen and pedestal wash hand basin. Wood effect laminate flooring, part panelling to the walls, chrome heated towel rail and mirror.

Stairs to Second Floor

Bedroom 2 21' 6" x 13' 10" (6.55m x 4.22m) Exposed wooden beams to ceiling and 2 dormer windows. Under eaves storage and television point. Spotlights and radiator.

En-Suite Corner shower unit, WC and wash hand basin. Velux window, chrome and glass shelf, panelling to walls, wood effect laminate flooring, chrome heated towel rail, extractor fan and shaver point.

Outside To the rear of the property there is a raised patio seating area and covered store. To the front of the property there is a small paved courtyard area. Permit parking for 2 cars is available through South Lakeland District Council.



Bedroom 2

Services: Mains gas, water, drainage and electricity. TV aerial.

Tenure: Freehold. Vacant possession upon completion. No local residency restrictions apply.

Council Tax: South Lakeland District Council - Band D.

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.

13 Oak Street, Windermere, LA23

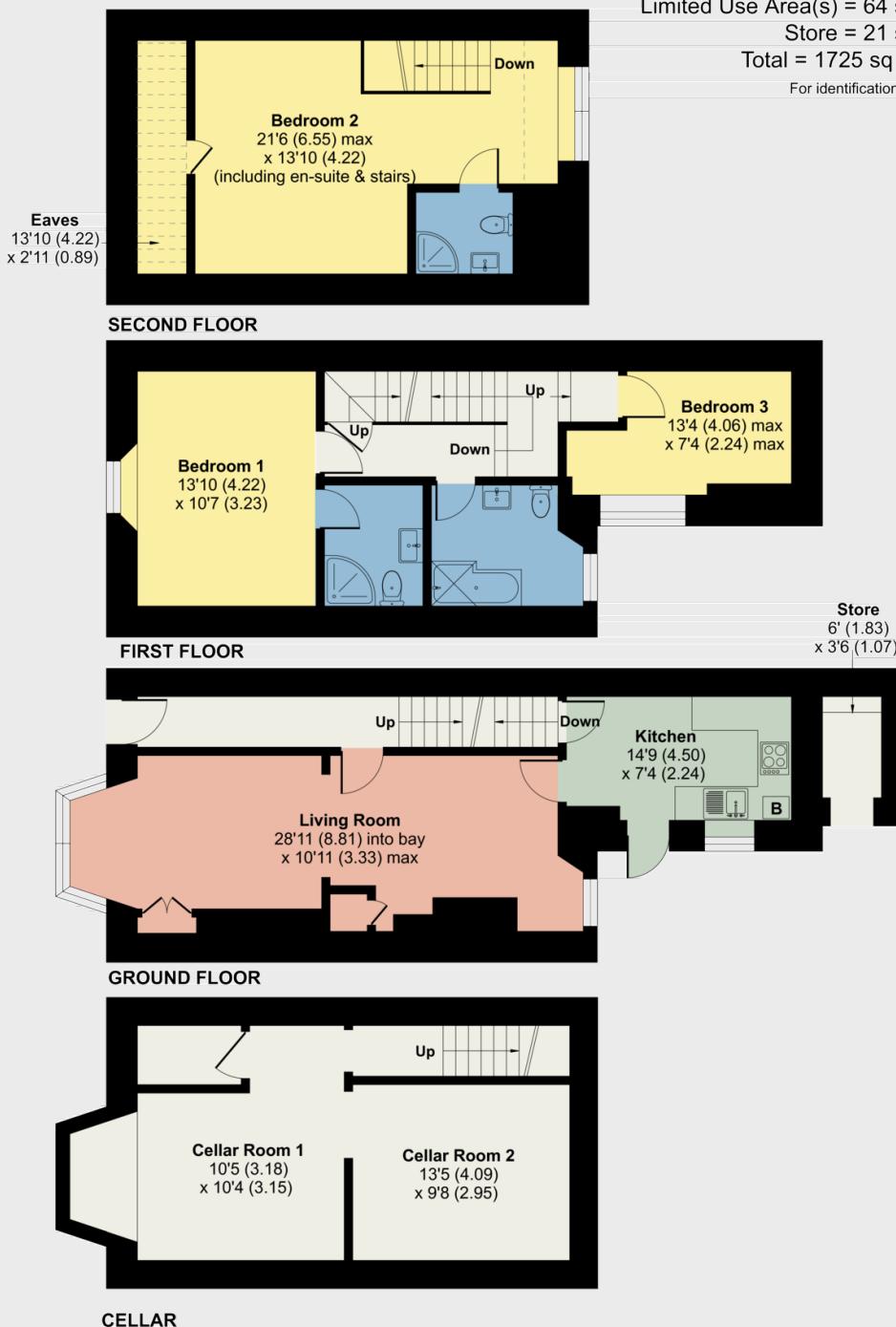
Approximate Area = 1640 sq ft / 152 sq m

Limited Use Area(s) = 64 sq ft / 6 sq m

Store = 21 sq ft / 2 sq m

Total = 1725 sq ft / 160 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2021.

Produced for Hackney & Leigh. REF:

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A thought from the owners... Ideally situated at the heart of Central Windermere.

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