



**HACKNEY
& LEIGH**
Sales



Windermere **£385,000**

Bluebells
13 Alexandra Road
Windermere
Cumbria
LA23 2AY

Traditional Lakeland stone and slate mid-terraced current holiday letting cottage on a peaceful road in Windermere with 2 reception rooms and 3 bedrooms, 1 en-suite, outside space and bathroom.

Property Ref: W5667

3

2

2

E



Sitting Room



Kitchen



Dining Room

Description: Bluebells 13 Alexandra Road is a lovely mid terraced 3 bedrooomed house split over 3 levels and well appointed to give a cosy but neutral feel. Entering into the hallway on the ground floor there is a kitchen, dining room and sitting room plus access to the rear yard. On the first floor are 2 bedrooms and a bathroom and on the second floor there is the master bedroom with en-suite shower room.

It is hoped the property will be sold as an ongoing holiday let property with all the furniture etc. needed to continue be available by separate negotiation.

Location: A desirable popular location convenient for the village centre. From Windermere village proceed towards Bowness on Lake Road turning left onto Ellerthwaite Road and then left into Park Avenue. Then take the first turning on the right into Alexandra Road where the property can be found a short way along on the left hand side.

Accommodation (With approximate measurements)

Entrance into Hallway Stairs to first floor.

Sitting Room 11' 9" x 10' 4" (3.58m x 3.15m) With coal effect gas fire.

Dining Room 11' 10" x 11' 3" max (3.61m x 3.43m) With cupboard and under stairs store.

Kitchen 11' 9" x 6' 2" (3.58m x 1.88m) Fitted wall and base units, tiled floor, integrated oven, microwave, fridge/freezer and washing machine. Stainless steel inset sink, gas hob with hood over and dishwasher.

First Floor

For a Viewing Call 015394 44461



Bedroom 1

Bedroom 2 13' 11" x 11' 4" (4.24m x 3.45m)

Bedroom 3 12' 4" x 7' 9" (3.76m x 2.36m)

Bathroom Shower over bath, wash basin, part tiled walls, WC and cupboard containing gas fired Vaillant combination boiler with Hive control.

Second Floor

Bedroom 1 14' 1" x 13' 11" (4.29m x 4.24m) With Velux windows and en-suite containing: Velux window, shower cubicle, wash basin, ladder heated towel rail and WC.

Outside: Store, paved patio with seating area and rear gravel area with right of access path.

Services: Mains gas, electric, water and drainage. Partial uPVC double glazed windows. Gas fired central heating to radiators.

Tenure: Freehold.

Business Rates: Rateable value of £4,500 with the amount payable of £2,304 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.

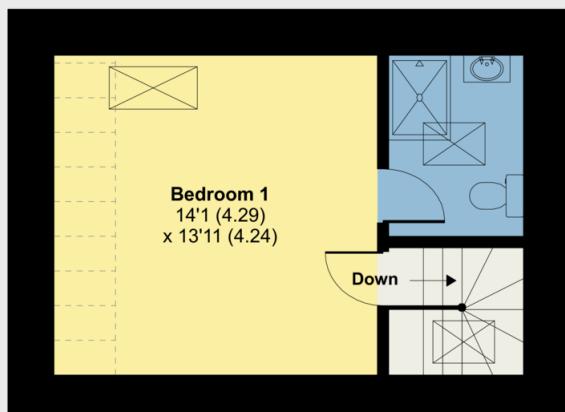


Bedroom 1



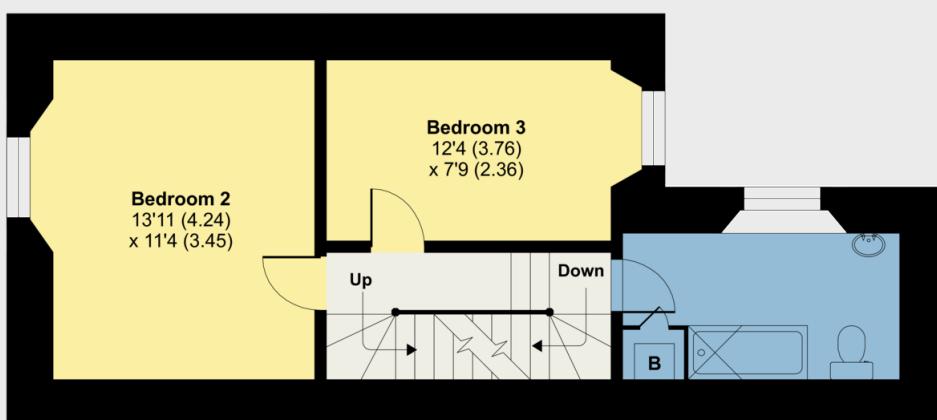
Bathroom

Alexandra Road, Windermere, LA23

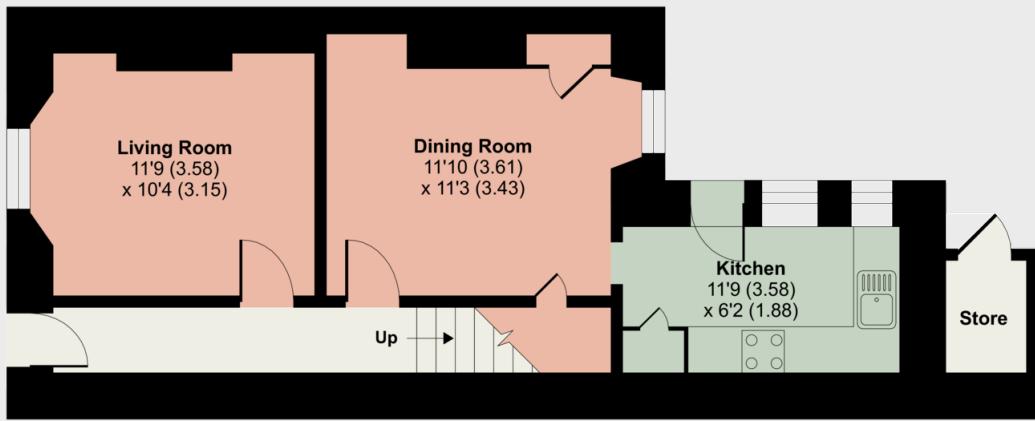


Approximate Area = 1098 sq ft / 102 sq m
Limited Use Area(s) = 37 sq ft / 3.4 sq m
Store = 13 sq ft / 1.2 sq m
Total = 1148 sq ft / 106.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'checom 2021.
Produced for Hackney & Leigh. REF: 742488

A thought from the owners...The garden is an afternoon/evening sun trap, perfect for relaxing with family and friends.

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.