



Windermere

£215,000

22 Fairfield Road
Windermere
Cumbria
LA23 2DR

Conveniently located for the amenities of Windermere and Queens Park a 2 bed roomed ground floor apartment, a perfect little bolthole with off road parking, gas fired central heating and double glazed windows.

Property Ref: W5621





Living Room



Living Room

Description

A purpose built 2 bedroomed apartment built around 1962. Easily manageable accommodation of Living Room, Kitchen, 2 Bedrooms and Bathroom. Gas fired central heating and double glazed windows. Convenient for the amenities of Windermere, walks to School Knott and Queens Park. Off road parking to the front of the property.

Outside the property there is a small screened forecourt garden and rear outside store.

Location

In a pleasant residential location close to the recreational ground with the village centre half a mile away. From Windermere bear left onto Ellerthwaite Road opposite Lakeland Insurance Services. At the end of the road bear right and then immediately left onto Limethwaite Road. Continue along bearing second right onto Fairfield Road and No.22 can be found approximately 200 yards up on the right hand side overlooking a small green.

Accommodation (with approx. dimensions)

Porch

Inner Hall

Built in under stairs cupboard and shelved storage cupboard.

Living Room 17' 8" x 10' 3" (5.38m x 3.12m)

Large picture window, fireplace with multi fuel stove with gas point (installed 2006).

Kitchen 10' 3" x 8' (3.12m x 2.44m)

Fitted wall and base cupboards, inset stainless steel sink unit and part tiled walls. Tiled floor, plumbing for washing machine, built-in cupboard housing Vaillant gas boiler for central heating and instantaneous hot water.

Bedroom 1 13' 0" max x 10' 4" (3.96m max x 3.15m)

Overlooking rear garden.

Bedroom 2 9' 0" x 6' 10" (2.74m x 2.08m)



Kitchen

Bathroom

With a 3 piece white suite of bath with shower over, pedestal wash basin and WC. Tiled floor, part tiled walls and extractor fan.

Outside

Paved parking to the front of the property and rear store with electricity for dryer.

Services

Mains gas, electricity, water and drainage connected. Gas fired central heating to radiators.

Council Tax

South Lakeland District Council - Band C.

Tenure

Freehold – Vacant possession upon completion. 22 Fairfield Road owns the freehold for both No.22 and No.24 and a 999 year lease was created in 1986 for the separate ownership of No.24 (upper flat).

Viewing

Strictly by appointment with Hackney & Leigh. Telephone (015394) 44461.

Energy Performance Certificate

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

One of the joint owners of this property is related to an employee of Hackney & Leigh.



Bedroom 1

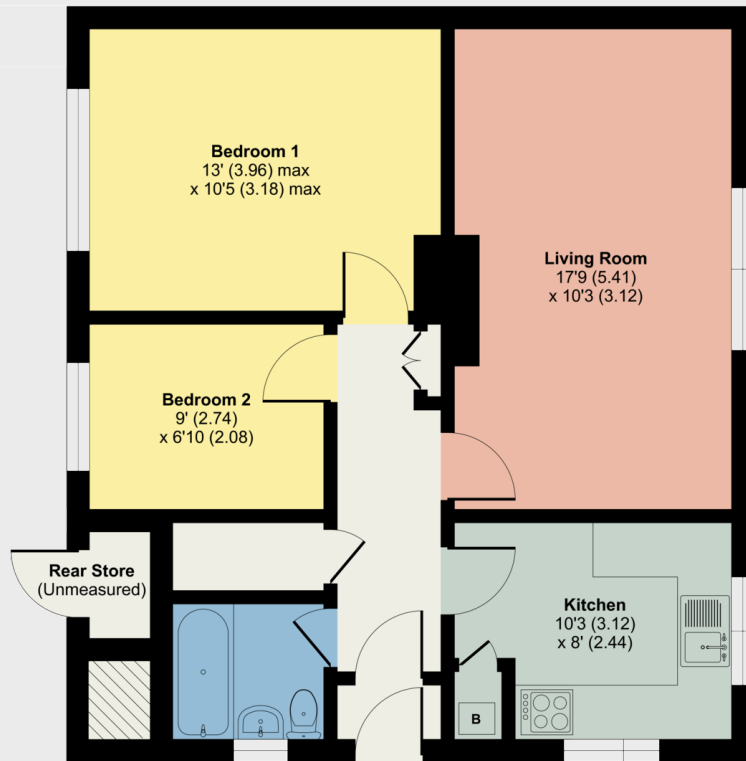


Bedroom 2

22 Fairfield Road, Windermere, LA23

Approximate Area = 597 sq ft / 55 sq m (excludes store)

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Hackney & Leigh. REF: 720536

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