



Windermere

£330,000

25 Park Road
Windermere
Cumbria
LA23 2BE

An attractive stone and slated 2 bedroom mid terrace Lakeland cottage, close to the centre with double glazed windows and gas fired central heating.

The property comprises hall, living room, dining room with kitchen off, 2 Bedrooms, 1 En-suite and main bathroom. Outside there is a garage with store attached and paved patio area. Ideal first home, Holiday let or Investment property.

Property Ref: W5740





Living Room



Kitchen

Description: An attractive stone and slate mid terrace property within the popular area of Heathwaite with Queens Park Recreation Ground and Windermere village within walking distance. The property comprises of living room, dining room with kitchen off, 2 bedrooms (1 en-suite) and bathroom. It also has the additional advantage of a garage with store area.

Location: In the Heathwaite Area of Windermere with local Shop/Post Office and near to Queens Park Recreational Ground. Proceed from Windermere Centre into Broad Street, bear right onto Woodland Road and first left into Park Road. No.25 is a short way along on the left.

Accommodation: (With approximate measurements)

Entrance Hall Telephone point and radiator.

Living Room 14' 9" x 9' 1" (4.5m x 2.77m) With bay window, gas fire with granite hearth and wood surround. TV point.

Dining Room 12' 10" x 12' 8" (3.91m x 3.86m) With inset cupboards and shelving. Feature range and radiator. Understairs cupboard with coat hooks. Door leads to rear garden.

Kitchen 9' 6" x 4' 3" (2.9m x 1.3m) Wall and base units, inset sink. Built in Neff electric oven and hob, fridge/freezer and dishwasher. Cupboard housing the electric meters. Part tiled walls and wood effect flooring.

Stairs from entrance hall lead to first floor

Landing Loft hatch.

Bedroom 1 12' 0" x 11' 10" (3.66m x 3.61m) With old feature fireplace and radiator.

En-Suite With WC, pedestal washbasin and shower. Extractor fan and part tiled walls and laminate flooring.

Bedroom 2 13' 0" x 7' 5" (3.96m x 2.26m) Radiator.



Dining Room

Bathroom 3 piece white suite of WC, pedestal washbasin and bath. Heated towel rail, medicine cabinet and built in cupboards. Cupboard with shelving housing the Worcester combi boiler, Part tiled walls and wood effect flooring.

Outside: To the front of the property is a paved patio area and to the rear of the property is a paved seating area.

Garage: 14' 9" x 8' 8" (4.5m x 2.64m) With electric and shelving and space for dycer and fridge freezer. Covered store and walkway to rear lane.

Services: Mains water, electricity, gas and drainage. Gas central heating to radiators.

Council Tax: South Lakeland District Council - Band C.

Tenure: Freehold. Vacant possession upon completion.

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



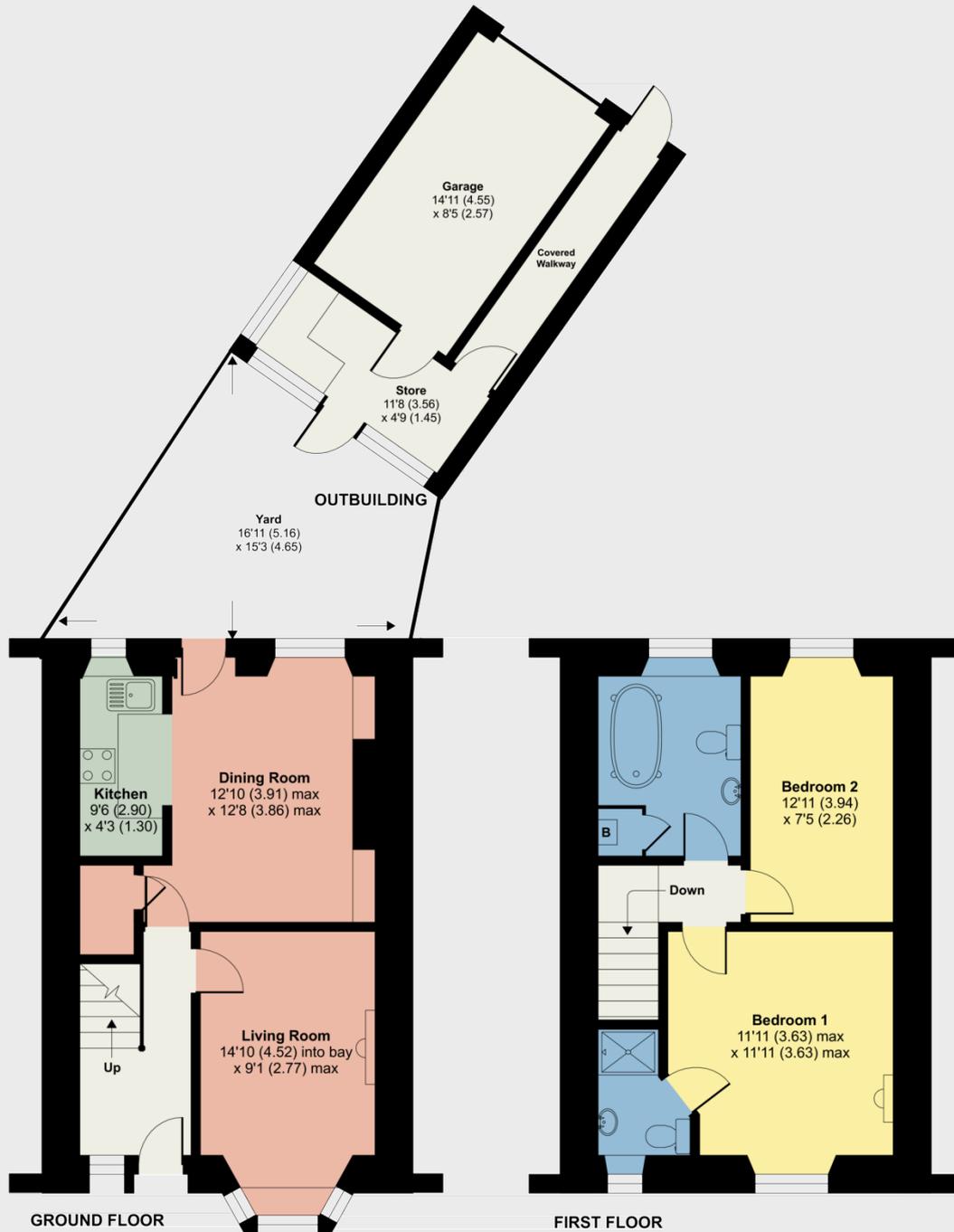
Bathroom

25 Park Road, Windermere, LA23



Approximate Area = 801 sq ft / 74.4 sq m
Outbuilding = 237 sq ft / 22 sq m (includes garage)
Total = 1038 sq ft / 96.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hackney & Leigh. REF: 804312

A thought from the owners...A lovely Pattinson built house on a small terrace of 5. Close to excellent schools and within walking distance of many fabulous restaurants, cafes and shops as well as transport links.

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