



Beckmead, 5 Park Avenue, Windermere
Asking Price £585,000

Your Local Estate Agents
Thomson Hayton Winkley



www.thwestateagents.co.uk

An impressive mid terrace residence centrally located in the Lakeland village of Windermere within easy walking distance of the many local amenities. Beautifully presented throughout there are four en suite bedrooms, three reception rooms, kitchen, bathroom, basement, store, garden and patio.







BECKMEAD, 5 PARK AVENUE

An attractive well proportioned traditional Lakeland stone built mid terrace period property centrally located within the popular Lakeland village of Windermere yet pleasantly tucked away just a short walk from the many amenities available within the village including shops, restaurants, bars and public transport services.

The beautifully presented accommodation briefly comprises entrance hall, sitting room, dining room, kitchen and family room to the ground floor, two double bedrooms, both with en suite shower rooms and a family bathroom on the first floor, two further double bedrooms, with each having an en suite shower room on the second floor and a basement room and store on the lower ground floor. The property benefits from many period features such as sash windows and plaster mouldings. There is gas central heating to all but the family room where there is an electric radiator. There is a combination of single and double glazing.

Outside offers a garden, yard and patio. On road parking applies.

This beautiful property has been operating as a successful holiday let and is offered for sale with no upper chain.

GROUND FLOOR

ENTRANCE HALL

17' 1" max x 4' 3" max (5.23m x 1.30m)

Feature door with lead and stained glass window, radiator, cornice, picture rail, wall light to alcove, Camero flooring.

SITTING ROOM

15' 4" max x 11' 10" max (4.69m x 3.63m)

Single glazed bay window, radiator, decorative electric fire to feature fireplace, cornice, ceiling rose, picture rail, wall light to alcove.

DINING ROOM

13' 1" max x 11' 5" max (3.99m x 3.50m)

Single glazed window, radiator, feature fireplace suitable for electric stove, built in cupboards and shelving to alcoves, cornice, ceiling rose, dado rail.

KITCHEN

10' 10" max x 8' 6" max (3.31m x 2.61m)

Single glazed window, good range of base and wall units, stainless steel sink, built in oven and grill, gas hob with extractor hood over, integrated dishwasher, space for fridge freezer, plumbing for washing machine, vented for tumble dryer, recessed spotlights, tiled splashbacks, tiled flooring.

FAMILY ROOM

18' 3" max x 10' 0" max (5.57m x 3.07m)

Double glazed door to rear yard, two double glazed windows and two double glazed Velux windows, electric radiator, recessed spotlights, wood flooring.

FIRST FLOOR

LANDING

12' 6" max x 2' 10" max (3.83m x 0.88m)

Natural light from ground floor and second floor.

BEDROOM

13' 6" max x 9' 11" max (4.12m x 3.04m)

Single glazed window, radiator, coving.

EN SUITE

13' 5" max x 5' 4" max (4.11m x 1.65m)

Single glazed window, heated towel radiator, three piece suite in white comprises W.C. with concealed cistern, wash hand basin to vanity and fully panelled shower cubicle with electric shower fitment, coving, extractor fan, fitted glass shelf, tiled flooring.





BEDROOM

10' 0" max x 9' 7" max (3.07m x 2.94m)

Single glazed window, radiator, built in wardrobe, fitted dressing table.

EN SUITE

7' 4" max x 3' 6" max (2.26m x 1.09m)

Three piece suite in white comprises W.C., wash hand basin and fully panelled shower cubicle with electric shower fitment, extractor fan, partial panelling to walls, fitted mirror, shaver point, tiled flooring.

BATHROOM

8' 10" max x 8' 6" max (2.71m x 2.61m)

Two single glazed windows, radiator, three piece suite in white comprises W.C., wash hand basin and bath with shower over, built in airing cupboard housing hot water cylinder, overhead storage cupboard, extractor fan, picture rail, fitted mirror, partial tiling to walls.

SECOND FLOOR

LANDING

10' 5" max x 2' 10" max (3.19m x 0.88m)

Double glazed Velux window, two built in storage cupboards, loft access.

BEDROOM

12' 8" max x 9' 10" max (3.87m x 3.02m)

Double glazed Dormer window, radiator, wash hand basin to vanity, fitted mirror, fitted wardrobe.

EN SUITE

6' 3" x 2' 10" (1.92m x 0.87m)

Two piece suite comprises W.C. and fully panelled shower cubicle with electric shower fitment, extractor fan, fitted mirror, partial tiling to walls.

BEDROOM

9' 10" max x 9' 7" max (3.00m x 2.93m)

Double glazed window, radiator, fitted bedside units and dressing table, built in wardrobe and storage.

EN SUITE

7' 4" max x 3' 8" max (2.26m x 1.13m)

Three piece suite in white comprises W.C., wash hand basin and fully panelled shower cubicle with electric shower fitment, extractor fan, partial panelling to walls, fitted mirror, shaver point, tiled flooring.

LOWER GROUND FLOOR

HALL

6' 6" max x 3' 10" max (2.00m x 1.19m)

Lighting

BASEMENT

14' 6" max x 9' 2" max (4.43m x 2.81m)

Double glazed window, cupboard housing gas central heating boiler, fitted shelving and hanging rails, wall lights.

STORE

8' 4" x 3' 6" (2.56m x 1.07m)

Light and power, fitted shelving.

OUTSIDE

There is a delightful low maintenance garden at the front of the house and a yard leading to a paved patio at the rear. On road parking applies.

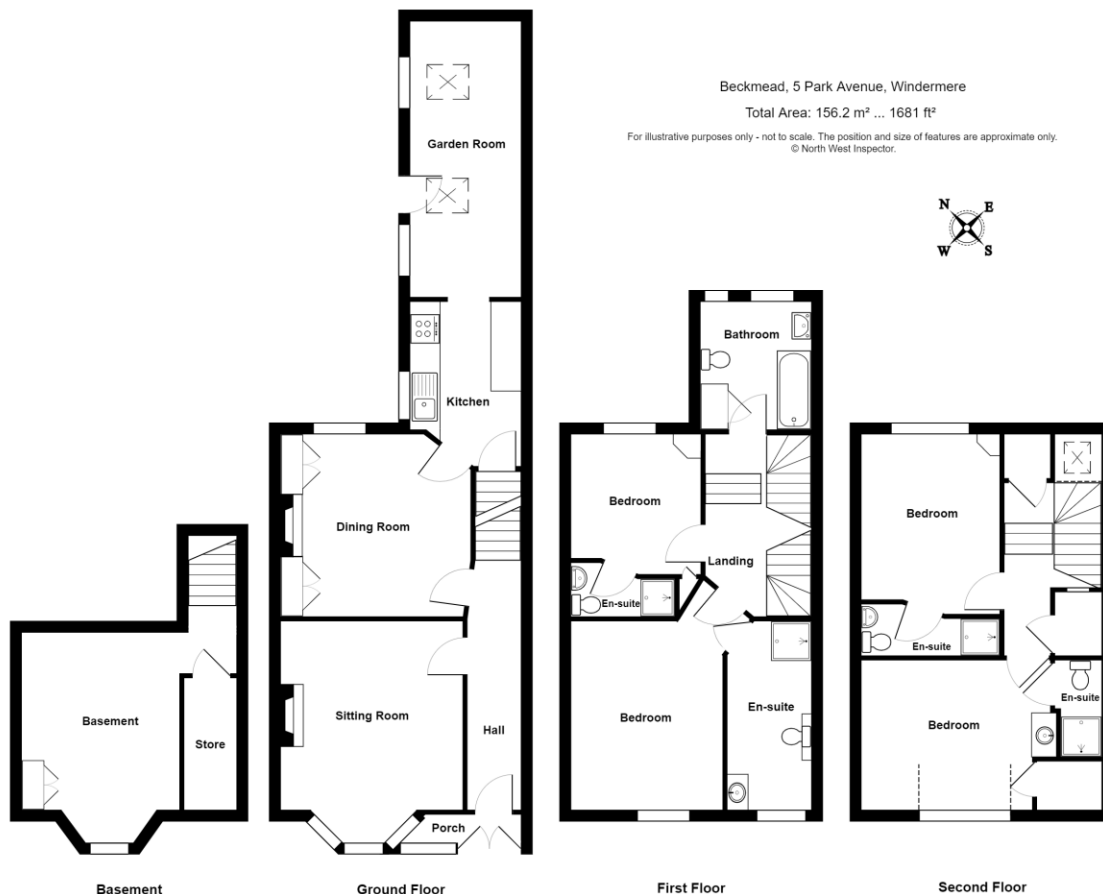
SERVICES

Mains electricity, mains gas, mains water, mains drainage.

COUNCIL TAX BANDING

Currently band deleted as per the Valuation Office website.





Important Notice

Whilst every care has been taken in the preparation of these particulars, all interested parties should note: (i) the descriptions and photographs are for guidance only and are not a complete representation of the property; (ii) plans are not to scale, are for guidance only and do not form part of a contract; (iii) services and any appliances referred to have not been tested, and cannot be verified as being in working order; (iv) no survey of any part of the property has been carried out by the vendor/lessor or Thomson Hayton Winkley Estate Agents; (v) measurements are approximate and must not be relied upon and have been taken using a laser measuring device. For convenience an approximate imperial equivalent is also given; (vi) any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or any other consent has been obtained. A purchaser/lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct; (vii) nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent agreement; (viii) please contact the Agents before travelling any distance or viewing properties to check availability and confirm any point which may be of particular importance. THW Estate Agents Ltd is a separate legal entity to the solicitors firm of Thomson Hayton Winkley Ltd which has a different ownership (although some of the owners are the same). Clients of THW Estate Agents Ltd do not have the same protection as those of Thomson Hayton Winkley Ltd.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

DIRECTIONS

From our Windermere Office proceed to turn left in to Broad Street and continue to turn right on to Ellerthwaite Road then turn left in to Park Avenue where you will find Beckmead clearly marked on the left.

WHAT3WORDS:

heaven.tools.lakes

Your Local Estate Agents Thomson Hayton Winkley



Kendal Office
112 Stricklandgate
Kendal
T. 01539 815700
E.kendal@thwestateagents.co.uk

Windermere Office
25b Crescent Road
Windermere
T. 015394 47825
E.windermere@thwestateagents.co.uk

Grange-over-Sands Office
Palace Buildings
Grange-over-Sands
T. 015395 33335
E.grange@thwestateagents.co.uk

Kirkby Lonsdale Office
29 Main Street
Kirkby Lonsdale
T. 015242 71999
E.kirkby@thwestateagents.co.uk

THW Estate Agents Limited. Company registered in England and Wales No 10487566.

www.thwestateagents.co.uk



THW Estate Agents
Best Small Agency in North West

Gold Sales | Gold Listings

