



Windermere

£275,000

3 Cross Street
Windermere
Cumbria
LA23 1AE

A perfectly located 2 bedroomed, larger than average, cottage now in need of some attention and modernisation, perfect as a small project to really make your own. Ideal as a home, investment or indeed a holiday let (once renovated).

Property Ref: W5771





Sitting Room



Dining Room

Location:

Set in a fantastic location in central Windermere with on road residents parking and only a stones throw from Windermere train station, bus stop and various delightful shops, cafes and restaurants the village has to offer. On entering Windermere's one way system off the A591, pass the entrance to Booths and Cross Street is the next left, No.3 is the 2nd property on your left.

Description:

The perfect property to put your own stamp on, needing modernisation, ideal for a home or indeed investment. From the outside this property would appear to be a small terraced house however on entering the property it quickly becomes apparent that this isn't your average Lakeland terraced cottage.

To the ground floor there is a sitting room, large dining room and kitchen with access to the rear yard. To the first floor there are 2 bedrooms and house bathroom and to the second floor is a large attic room boarded and insulated and with a Velux window. To the front of the property there is on road permit parking and to the rear a small yard with 2 useful stores and pedestrian access on to the back lane.

Accommodation: (with approximate measurements)

Entrance Hall

Alcove shelving.

Sitting Room

13' Max x 12' (3.96m Max x 3.66m)

Fireplace with stone hearth. Alcove shelving and television point.

Dining Room

15' 7" x 15' 3" incl stairs (4.75m x 4.65m)

Gas fire with stone hearth. Cupboard and large under stairs cupboard.

Kitchen

9' x 6' 3" (2.74m x 1.91m)

Wall and base units, stainless steel sink and drainer, plumbing for washing machine and extractor fan.

Stairs to: First Floor. Split level landing.



Bedroom 1

Bedroom 1

15' 7" x 12' 2" (4.75m x 3.71m)

Bedroom 2

10' 3" x 10' 1" (3.12m x 3.07m)

Cupboard housing hot water tank.

Bathroom

A 3 piece suite of bath with Triton shower over, WC and pedestal wash hand basin. Original feature, cast iron fireplace. Part tiled walls and extractor fan.

Stairs to:

Attic 15' 8" x 10' 10" (4.78m x 3.3m)

Velux window. Boarded and insulated this could possibly make a 3rd bedroom with the correct permissions etc.

Outside:

To the rear of the property there is a yard with pedestrian access to the back lane and two useful stores.

Services:

Mains water, drainage, gas and electricity. Gas fired central heating to radiators and uPVC double glazed windows.

Tenure:

Freehold. Vacant possession upon completion.



Bedroom 2

Council Tax:

South Lakeland District Council - Band C.

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.



3 Cross Street, Windermere, LA23

Approximate Area = 992 sq ft / 91 sq m

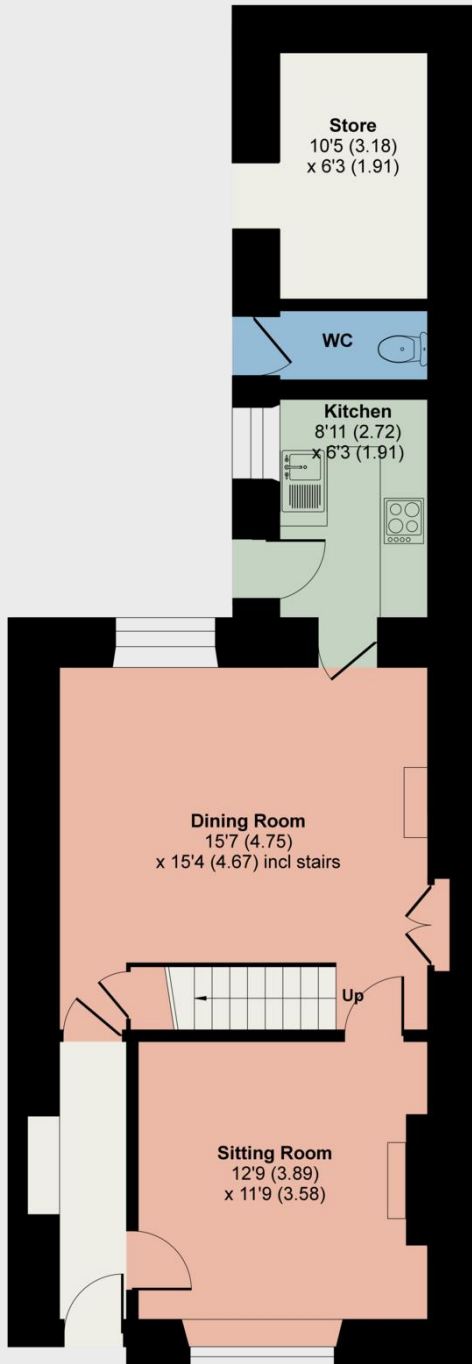
Limited Use Area(s) = 65 sq ft / 6 sq m

Outbuilding = 83 sq ft / 8 sq m

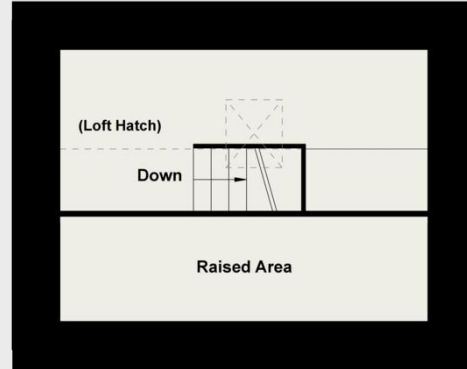
Total = 1140 sq ft / 105 sq m

For identification only - Not to scale

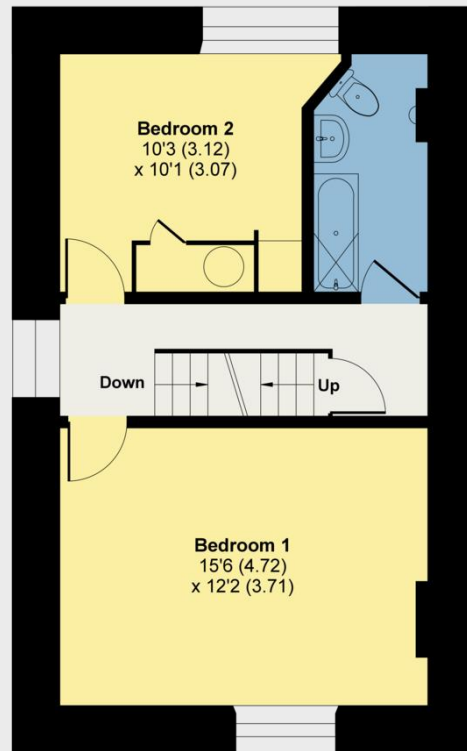
Denotes restricted head height



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'ichecom 2022. Produced for Hackney & Leigh. REF: 831598

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