



Bowness

£385,000

10 and 10a Quarry Brow
Bowness-on-Windermere
Cumbria
LA23 3DW

A mid terrace house divided for letting purposes as a 1 bed ground floor flat with a 2 bedroomed duplex flat above, with off road parking in the heart of Bowness on Windermere. This property is currently a holiday let and could also be a second home or permanent residence with the opportunity to have an income from the ground floor apartment.

Property Ref: W5781





10a Open Plan Living Room and Dining Kitchen



10a Kitchen

Description: A modern mid terraced town house built around 1966. The original accommodation is arranged with the main living space on the First and Second Floors with a fine open plan Lounge-Dining Kitchen on the top floor with good sized balcony and 2 Bedrooms and Bathroom on the first floor. The double garage on the Ground Floor was converted many years ago to provide an additional letting unit with open-plan Sitting Room-Kitchen, Bedroom and Bathroom. This is self contained but there is a connecting door (which is currently locked) if the property was to be used or let as one.

Location: Conveniently situated within a few minutes walk of the village centre offering a variety of shops and restaurants together with Lake Windermere. From the mini roundabout at the bottom of Crag Brow in the centre of Bowness, turn right onto Rayrigg Road. Turn right almost opposite Fallbarrow Road into Quarry Brow. No.10 & 10a can be found a short way along on the right hand side.

Accommodation (With approximate measurements)

10a Quarry Brow

Open Plan Living Room/Kitchen 18' 8 max" x 16' 3 max" (5.69m x 4.95m) Living Room - Built in cupboard and TV point. (There is an interconnecting door to Number 10 which is currently locked)

Kitchen area - Wall and base units, inset sink, built in electric oven with electric hob and extractor over. Inset dishwasher and fridge. Part tiled walls and tiled flooring.

Bedroom 9' 8" x 9' 1" (2.95m x 2.77m) Built in wardrobe.

Bathroom 3 piece white suite of WC, inset washbasin with vanity unit, bath with Triton shower over. Part tiled walls, shaver point and extractor fan and combination boiler.



10 Living Room/Kitchen

10 Quarry Brow

Separate ground floor access with stairs to 1st floor

Landing

Bedroom 1 15' 9" x 11' 1" (4.8m x 3.38m) Built in wardrobes.

Bedroom 2 12' 1 max" x 8' 3 max" (3.68m x 2.51m) Built in wardrobe.

Bathroom 3 piece white suite of WC, pedestal washbasin, bath with multi jet shower over. Heated towel rail, extractor fan and fully tiled walls and floor.

Stairs lead to the second floor

Open Plan Living Room and Dining Kitchen 22' 10 overall" x 18' 9" (6.96m x 5.72m) TV point. Door leads to balcony.

Kitchen area Wall and base units, inset stainless steel sink unit, inset CDA electric oven and inset Zanussi hob with extractor fan over. Fridge and freezer, washing machine, built in Siemens dishwasher and Worcester combination boiler. Wood effect flooring.

Outside: To the front of the property is parking for 1 car and to the rear of the property is parking for 1/2 cars.



10 Kitchen

Balcony 17' 5" x 3' 6" (5.31m x 1.07m) Overlooking the street scene.

Services: Mains gas, water and electricity. Gas fired central heating, double glazed windows.

Tenure: Freehold. Vacant possession upon completion.

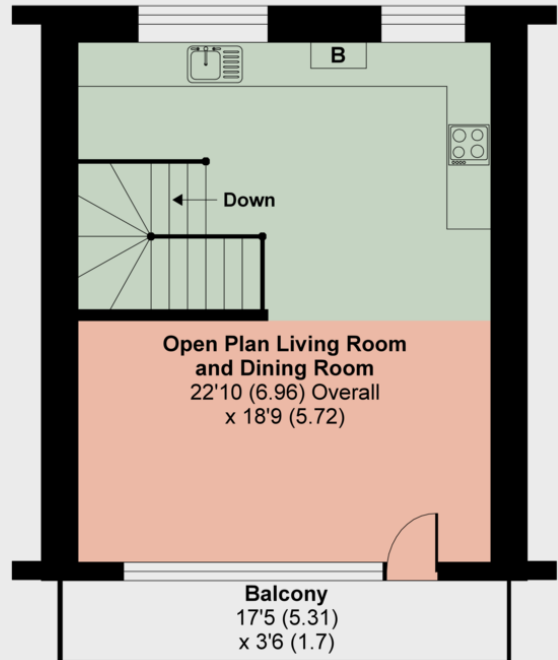
Viewings: Strictly by appointment with Hackney & Leigh Windermere Sales Office.

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

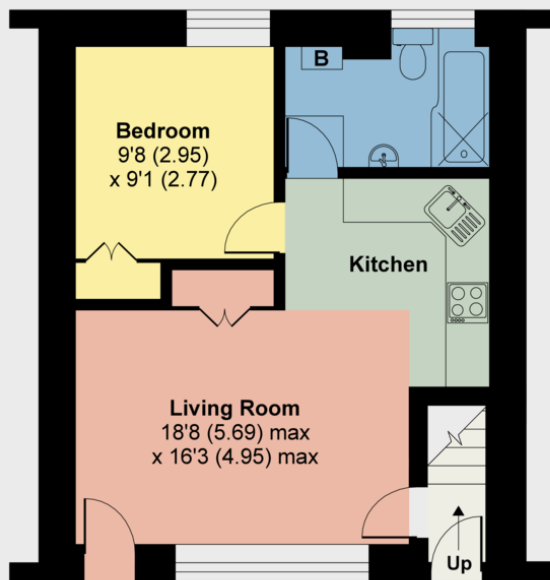
10 and 10a, Quarry Brow, Bowness-on-Windermere, Windermere, LA23

Approximate Area = 1327 sq ft / 123.3 sq m

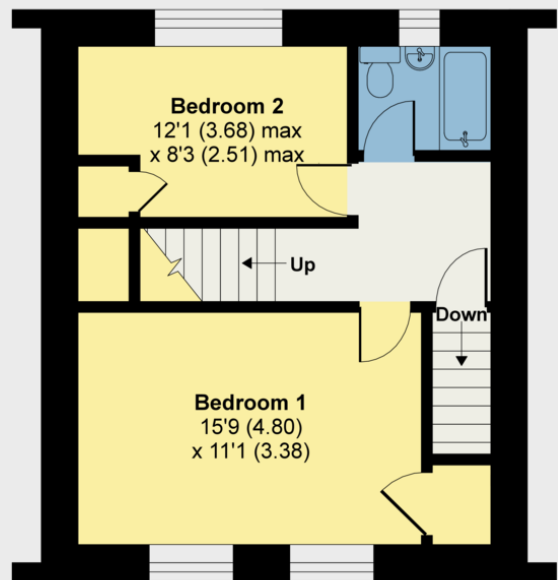
For identification only - Not to scale



SECOND FLOOR "10"



GROUND FLOOR "10a"



FIRST FLOOR "10"

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.