



26 Main Street, Staveley
Asking Price £280,000

Your Local Estate Agents
Thomson Hayton Winkley



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A charming mid terraced cottage centrally located in the popular Lake District village of Staveley convenient for the market town of Kendal, Windermere and the M6. Having a sitting room, dining kitchen, two bedrooms, bathroom, double glazing, gas central heating, patio gardens and outbuilding.







26 MAIN STREET

A well proportioned mid terraced cottage centrally located within the popular Lake District village of Staveley where there are numerous amenities including a post office, cafes, convenience store, bakery, church, primary school, railway station, public houses/restaurants and the ever popular Mill Yard. Staveley is situated between the market town of Kendal and Windermere village and is within easy reach of the M6.

The well presented accommodation, which is laid to three floors and has potential to extend upwards above the kitchen subject to necessary planning consent, offers a sitting room with multifuel stove and modern dining kitchen to the ground floor, a double bedroom, modern bathroom and generous landing with storage space on the first floor and a further bedroom on the second floor. The property benefits from double glazed windows and gas central heating and is offered for sale with no upper chain.

Outside offers a small cottage style patio garden to the front and an enclosed patio garden with outbuilding at the rear. On street parking applies.

GROUND FLOOR

PORCH

5' 3" max x 4' 4" max (1.61m x 1.34m)

Single glazed door and windows, fitted shelving, lighting.

SITTING ROOM

14' 7" max x 13' 1" max (4.47m x 4.01m)

Single glazed door to porch, double glazed window with quality fitted shutters, radiator, freestanding Morso multi fuel stove to feature fireplace, painted beams, fitted shelving.

INNER HALL

5' 4" x 2' 4" (1.63m x 0.73m)

DINING KITCHEN

21' 3" max x 13' 2" max (6.49m x 4.02m)

KITCHEN

13' 2" max x 9' 7" max (4.03m x 2.93m)

Single glazed door to garden, double glazed window, radiator, good range of base and wall units, stainless steel sink, built in oven and grill, gas hob with extractor/filter over, integrated dishwasher, built in washing machine, space for fridge freezer, built in cupboard housing gas combination boiler, built in pantry cupboard, recessed spotlights, tiled splash backs.

DINING SPACE

11' 3" max x 9' 8" max (3.43m x 2.96m)

Natural light from kitchen, radiator, decorative former fireplace suitable for electric stove, under stairs storage cupboard with light, power, fitted shelving and hanging rails.





FIRST FLOOR

LANDING

9' 10" max x 4' 9" max (3.00m x 1.47m)

Double glazed window to stairwell, fitted wardrobes, cupboards and drawers, dado rail.

BEDROOM

12' 8" x 12' 2" (3.88m x 3.72m)

Double glazed window, radiator, coving.

BATHROOM

6' 11" x 6' 10" (2.12m x 2.09m)

Double glazed window, heated towel rail, three piece suite in white comprises W.C., wash hand basin to vanity and bath with thermostatic shower over, fitted mirrored wall unit, recessed spotlights, extractor fan, tiling to walls and floor.

SECOND FLOOR

BEDROOM

11' 10" max x 12' 8" max (3.61m x 3.87m)

Two double glazed windows, two radiators, built in cupboard, feature alcove, fitted shelving.

OUTBUILDING

9' 0" max x 8' 10" max (2.76m x 2.70m)

Timber door, single glazed window, fitted shelving, light switch and power socket (both not tested).

OUTSIDE

The front of the cottage has a small enclosed patio garden with established trees and shrubs. The rear of the property has a delightful enclosed patio garden bordered with established trees and shrubs and includes a stone built outbuilding. There is a lane beyond the rear gate offering shared access to the terraces. On road parking applies.

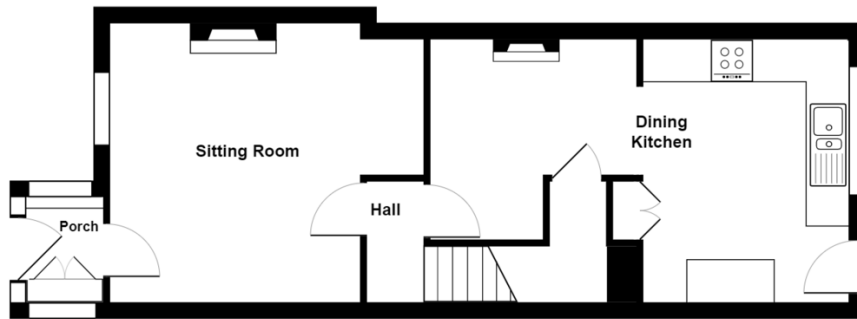
SERVICES

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

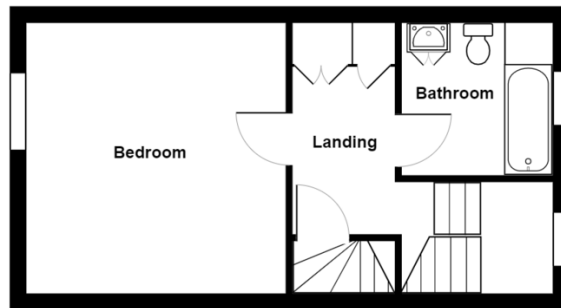
COUNCIL TAX BANDING

Currently Band C as per the Valuation Office website.

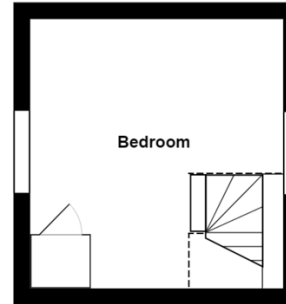




Ground Floor



First Floor



Second Floor



26 Main Street, Staveley
Total Area: 85.8 m² ... 923 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.
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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		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

DIRECTIONS

From Windermere follow the A591 towards Kendal. Take the first exit into Staveley and proceed on to Main street, pass the Spar on the left and no 26 is clearly marked on the right.

WHAT3WORDS:

cutaway.topics.prepare

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