



Bowness On Windermere

£470,000

1 Firtree Crescent, Bowness On Windermere, Cumbria, LA23 3HA

A delightful 3 bedroomed semi detached bungalow in a very desirable location close to Bowness-on-Windermere and all the amenities it has to offer. The property benefits from a nearby single garage with gardens surrounding the whole of the property and all in a quiet cul-de-sac.

Quick Overview

- 3 bedroomed semi detached bungalow
- 1 Reception room and 1 bathroom
- Quiet cul de sac
- Gardens
- Conservatory
- Close to amenities
- In good neat order
- A lovely home or 2nd home
- Garage and off road parking

*Superfast Broadband available of 80Mbps



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Superfast
Broadband
Available



Garage & Parking

Property Reference: W5796



Living Room



Kitchen



Garden



Seating Area

Description: 1 Firtree Crescent is a 3 bedroomed bungalow situated on a quiet Cul-de-sac. The property comprises, conservatory/dining room, living room, kitchen, 3 bedrooms and a bathroom. The property has large uPVC double glazed windows to the living room making this a very light and airy room. Surrounding the property are beautiful gardens with a single garage close by. The property is ideal as a permanent home or 2nd home.

Location: Firtree Crescent is a lovely quiet Cul-de-sac in a desirable location within easy reach of Bowness Bay, Windermere Marina and Bowness and Windermere Villages.

Leaving Windermere, take Lake Road towards Bowness and drive through the village centre, you will pass Bowness Bay, carry on and Firtree Crescent is a turning on your right before you reach The Glebe, turn left and 1 Firtree Crescent is the first property on your left hand side.

Accommodation: (with approximate measurements)

Conservatory/Dining Room 12' 7" x 6' 2" (3.84m x 1.88m) A light and airy room with built in wardrobe housing the electric meter.

Hallway

Living Room 20' 3" x 11' 10" (6.17m x 3.61m) A light, airy room with two large uPVC windows one with window seat, electric fire with slate hearth and wood surround, TV point.

Kitchen 14' 2" x 8' 6" (4.32m x 2.59m) Wall and base units, built in sink unit. Built in Bosch electric oven, inset Bosch Induction hob with Bosch extractor above. Built in Bosch dishwasher and built in fridge and freezer. Breakfast bar. Cupboard housing the Vaillant boiler and further built in cupboard with shelving. Part tiled walls and tile effect laminate flooring.

Further hallway

Bedroom 1 14' 6" x 9' 0" (4.42m x 2.74m) Built in wardrobes and drawers. TV point.

Bedroom 2 13' 10" x 9' 8" (4.22m x 2.95m) A dual aspect room.

Bedroom 3 10' 0" x 7' 4" (3.05m x 2.24m) Built in wardrobes and shelving. Telephone point.

Bathroom WC, inset washbasin with vanity unit, bath with shower over. Fully tiled walls and floor, heated towel rail and extractor fan.

Outside: Beautiful gardens surround the property with lawned areas, paved patio seating area and with an abundance of plants, shrubs and trees. Shed and nearby single garage.

Garage: 17' 0" x 8' 8" (5.18m x 2.64m) Up and over door and shelving. Parking space in front of the garage.

Services: Mains water, drainage, gas and electricity. uPVC double glazed window and gas fired central heating to radiators.

Council Tax: South Lakeland District Council - Band E.

Tenure: Freehold. Vacant possession upon completion.

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

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



Bedroom 1



Bedroom 2



Bedroom 3



Ordnance Survey Ref: 01040013

1 Firtree Crescent, Bowness-on-Windermere, LA23

Approximate Area = 1159 sq ft / 107.7 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hackney & Leigh. REF: 846561

A thought from the owners...A lovely quiet location away from the hustle and bustle of Bowness yet only a 5 minute walk to the lake.

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