

40  
YEARS  
1982 - 2022

HACKNEY  
& LEIGH



## Windermere

£560,000

Beckside, 4 Park Road, Windermere, LA23 2AW

A perfectly proportioned, perfectly located and perfectly renovated property ideal for family living, an additional residence or as a holiday let/investment with 4 bedrooms (3 en-suite), 2 living rooms, modern newly fitted kitchen and house bathroom. Set on the outskirts of Windermere village with off road parking, detached garage and private garden area.

### Quick Overview

4 Bedroomed mid terraced Lakeland House  
2 Reception rooms 4 bathrooms (3 en-suites)  
Wonderful central location across from  
Queens Recreational Park  
Small garden area  
Views of the Lakeland fells from the top  
bedroom  
Close to all the village amenities, schools and  
transport links  
In fantastic new condition  
Ideal family home  
Off road parking and garage  
Ultrafast Broadband speed 1000mpbs  
available\*



4



3



1



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Ultrafast  
Broadband  
Available



Garage & Off  
Road Parking

Property Reference: W5851





Living Room



Kitchen



Sitting Room



Bathroom

### Location

Located within two minutes walk from the centre of Windermere, on Park Road almost opposite and overlooking Queens Park Recreation Ground. Take the first turning on your left onto Broad Street as you come through Windemere Village and out of the one way system, turn right at the junction onto Woodland Road and then next left onto Park Road and Beckside, 4 Park Road is a short way down on the right hand side.

### Description

An immaculate, completely refurbished 4 bedroomed mid terraced Lakeland property in a fantastic central location and with the added benefit of off road parking, detached garage and private garden area. The current owners have done a fabulous job in bringing this property into the 21st century and to a high standard with modern appliances to the kitchen and bath/shower rooms yet retaining those characterful features a property of this age has. A perfect family home, second home or indeed holiday let if you so wished, definitely one not to be missed!

On entering the property from the rear on the 'Lower Ground Floor' through the entrance porch/utility you are greeted by a large, open plan living area with the original range fire place which has now been restored back to it's former glory and the modern kitchen with the integrated appliances you would expect for family living. To the ground floor an additional living room (or indeed bedroom if you wish), double bedroom and house bathroom can be found - all neutrally decorated and ready for the next owner to enjoy. To the first floor are 2 large bedrooms, both with en-suite shower rooms and to the second floor the attic space has been converted to a large bedroom with beautiful views of the fells and over to Queens Park, under eaves storage and an en-suite shower room.

There is parking to the rear of the property for 3 vehicles and a detached garage plus a private garden area which overlooks the neighbouring beck, a tranquil area to sit and relax.

### Accommodation (with approximate measurements)

#### Rear Entrance Porch/Utility

#### Living Room

18' 1" x 13' 1" (5.51m x 3.99m) incl stairs

#### Kitchen

13' 11" x 12' (4.24m x 3.66m)

#### Stairs to Ground Floor

#### Sitting Room/Bedroom 5

14' 2" into bay x 11' 4" (4.32m x 3.45m)

#### Bedroom 4

10' 7" x 8' 9" (3.23m x 2.67m)

#### Bathroom

#### Stairs to First Floor

#### Bedroom 1

11' 4" x 9' 10" (3.45m x 3m)

#### Bedroom 2

10' 5" x 10' (3.18m x 3.05m)

#### Bedroom 3

18' 3" max x 14' 2" max (5.56m x 4.32m)

#### Property Information:

##### Outside

To the front of the property is a small seating area and entrance to the ground floor of the property. To the rear of the property there is parking for 3 vehicles, a detached single garage with up and over door and a private garden area.

##### Services

Mains water, drainage, gas and electricity. New gas central heating system and new uPVC double glazed windows.

##### Tenure

Freehold. Vacant possession upon completion.

##### Council Tax

South Lakeland District Council - Band D.

##### 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.

##### What3Words

<https://what3words.com/weekend.romantics.neatly>



Bedroom 1



Bedroom 2



View From Bedroom 3



Garage and Parking





# Beckside, 4 Park Road, Windermere, LA23

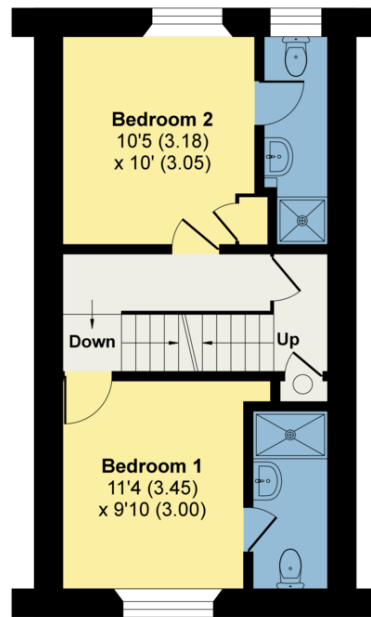
Approximate Area = 1578 sq ft / 146.6 sq m (includes garage)

Limited Use Area(s) = 145 sq ft / 13.4 sq m

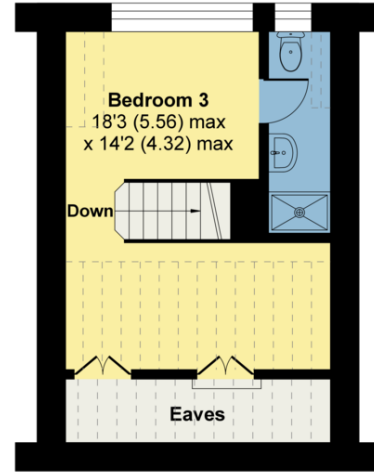
Total = 1723 sq ft / 160 sq m

For identification only - Not to scale

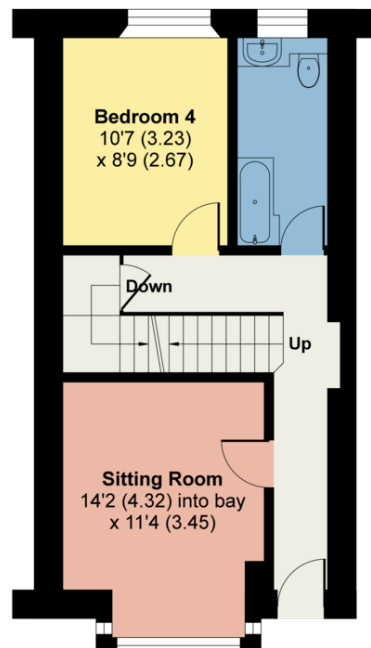
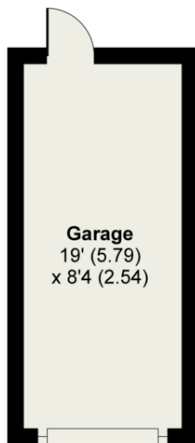
Denotes restricted  
head height



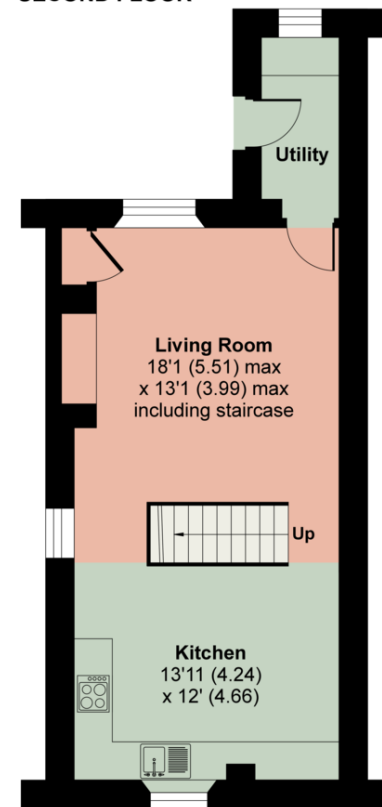
FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



LOWER GROUND FLOOR

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