

40
YEARS

1982 - 2022

HACKNEY
& LEIGH



Windermere

£435,000

131 Craig Walk, Windermere, Cumbria, LA23 3AX

A centrally located, 6 bedrooomed house of multiple occupancy. Set over 4 floors currently arranged with 4 letting rooms and 2 'studio flats'. Parking for 1 vehicle at the rear plus a stone store.

Quick Overview

- 6 Bedroomed mid terraced house
- 2 Reception rooms and 4 shower rooms
- A convenient location
- Outside space to the front and rear of the property
- Views from the top floor 'Studio'
- A short walk to Bowness village
- Currently a successful HMO
- A perfect investment property
- Stone store and parking for 1 car
- Superfast Broadband Speed of 78 MBPS



6



4



2



G



Superfast
Broadband



Off Road
Parking

Property Reference: W5880



Bedroom 2



Bedroom 3



Bedroom 4



Bedroom 5

Location:

Craig Walk is located just off the main thoroughfare in Bowness-on-Windermere. To locate the property travel towards Bowness village from Windermere, turn left onto Biskey Howe Road at the top of the town just before the shops. Continue along Biskey Howe Road turning right into Craig Walk. Number 131 can be found approximately mid way along the terrace.

Description:

A large mid terraced, successful HMO (house of multiple occupancy) set in the heart of Bowness with parking for 1 car at the rear of the property. The accommodation is made up of 2 flats, one to the ground floor and one to the top floor and 4 letting rooms with shared shower and utility rooms.

On entering the property on the ground floor there is a small 'bedsit' with large bedroom/living room with bay window, separate breakfast kitchen with fitted wall and base units, stainless steel sink, oven, hob and extractor fan plus separate shower room and utility room. To the ground floor are 2 further bedrooms with kitchen areas and a shared shower and utility room. To the first floor are 2 further rooms with kitchenettes and a shared shower and utility room. On the second floor is another apartment with separate living room, bedroom and shower room and the added benefit of fabulous views of Lake Windermere and the surrounding fells. There is access from all floors to the external fire escape.

To the front of the property is a small terraced seating area and to the rear is off road parking for 1 vehicle.

Accommodation (with approximate measurements)

Lower Ground Floor

Bedroom/Sitting Room 1 17' 9" into bay x 10' 8" max (5.41m x 3.25m)

Kitchen 11' 6" x 9' 10" (3.51m x 3m)

Shower Room/Utility Access to outside.

Stairs to Ground Floor

Bedroom 2 19' 1" into bay x 11' 1" max (5.82m x 3.38m)

Bedroom 3 11' 4" max x 10' 10" max (3.45m x 3.3m)

Shower Room/Utility With access to outside fire escape.

Stairs to First Floor

Bedroom 4 17' 10" max x 10' 8" max (5.44m x 3.25m)

Bedroom 5 11' max x 10' 6" max (3.35m x 3.2m)

Shower Room/Utility With access to outside fire escape.

Stairs to Second Floor

Living Room 18' max x 14' 1" max (5.49m x 4.29m)

Bedroom 6 11' 10" max x 10' 7" max (3.61m x 3.23m)

Shower Room/Utility With access to outside fire escape.

Property Information:

Stone Store 13' x 9' 4" (3.96m x 2.84m)

Services

Mains electric, water and drainage. Double glazing to windows.

Tenure

Freehold.

Council Tax

South Lakeland District Council - Band E.

Income

The annual income from this property is approximately £32,400. Please contact the office for more information.

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/saved.editor.tributes>



Views from Second Floor



Second Floor Living Room



Bedroom 6 (Second Floor)

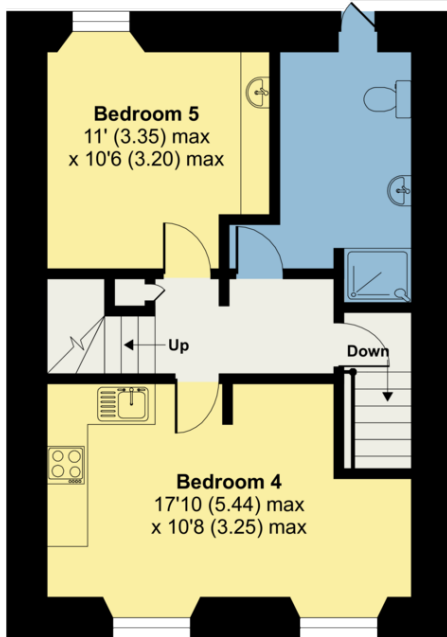


Second Floor Shower Room

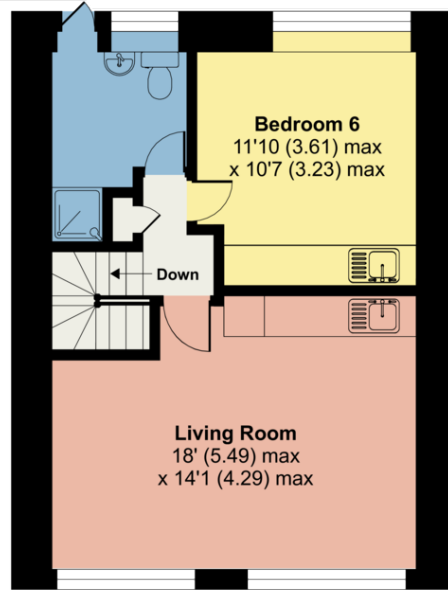
131 Craig Walk, Windermere, LA23

Approximate Area = 1938 sq ft / 180 sq m

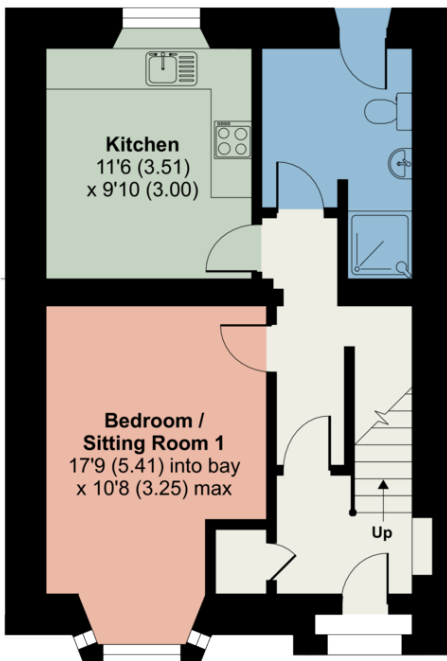
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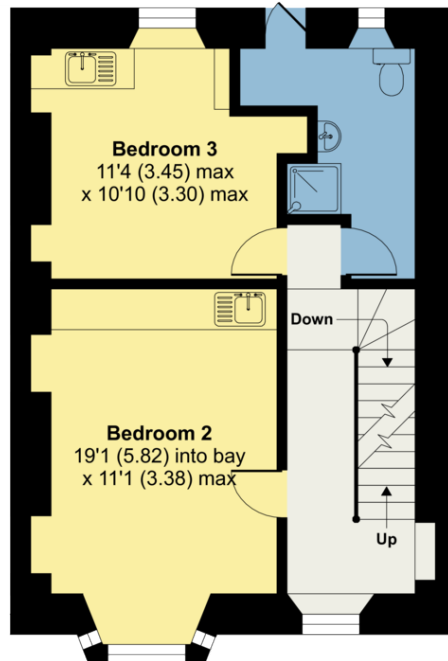
FIRST FLOOR



SECOND FLOOR



LOWER GROUND FLOOR



GROUND FLOOR

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