



# Windermere

£290,000

23 Oakthwaite Road, Windermere, LA23 2BA

Now in need of modernisation this 2 bedroomed mid terraced, stone and slated Lakeland house is the perfect project for someone. Set in a fantastic position close to Windermere village, Queens Recreational Park and all the local schools, you couldn't be in a much more convenient location.

## Quick Overview

2 Bedroomed Lakeland stone house

1 Reception room and 1 bathroom

Convenient location

Rear patio with shed

No chain

Close to local schools, shops and transport links

In need of upgrading

Perfect as a family home, 2nd home or holiday let

On road parking

\*Superfast Broadband Speed of 80Mbps



2



1



1



F



Superfast  
Broadband



On Road  
Parking

Property Reference: W5903



Living Room



Living Room



Kitchen



Rear Patio Area

### Description:

This property offers some charming features with slate and quarry tiled floors to the front and rear porches, a slate fireplace and alcove shelving, who knows what pleasant surprises could be hiding within this house. In need of a full renovation the property offers a large living area, kitchen, pantry and rear porch to the ground floor, a large bathroom and a bedroom with ample storage to the first floor and an additional bedroom with built in cupboards and a separate storage cupboard to the second floor. A fantastic opportunity to give this much loved home a new lease of life. Perfect for a family home, home from home or indeed as a holiday let if so desired.

To the rear of the property is a patio seating area and shed and pedestrian access to the back lane. There is on road parking to the front of the property on a first come first served basis.

### Location:

From the centre of Windermere proceed towards Bowness turning left on to Ellerthwaite Road at Ellerthwaite Square. Continue on to the T junction, turn right onto Park Road and then first right on to Oakthwaite Road and No. 23 is a short way along this road on the left. In the popular Heathwaite area with corner shop and Queens Park Recreation Ground nearby.

### Accommodation (with approximate measurements)

#### Entrance Porch

5' 10" x 4' 3" (1.78m x 1.3m)

#### Living Room

14' Max x 13' 2" Max (4.27m x 4.01m)

#### Kitchen

9' 9" x 9' 7" (2.97m x 2.92m)

#### Stairs to

First Floor

#### Bedroom 1

13' 3" x 10' 4" (4.04m x 3.15m)

#### Bathroom

#### Stairs to

Second Floor

#### Bedroom 2

16' 1" Max x 13' 2" Max (4.9m x 4.01m)

## Store Room

## Property Information:

### Services:

Mains water drainage and electricity. There is also mains gas connection to the property.

### Council Tax

South Lakeland District Council - Band C

### 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.

### What3Words

///loafing.strike.spouse

### Note:

\*Checked on <https://checker.ofcom.org.uk> 18th February 2023 - not verified.



Bedroom 1



Bedroom 1



Bedroom 2



Bathroom

# 23 Oakthwaite Road, Windermere, LA23

Approximate Area = 962 sq ft / 89.3 sq m

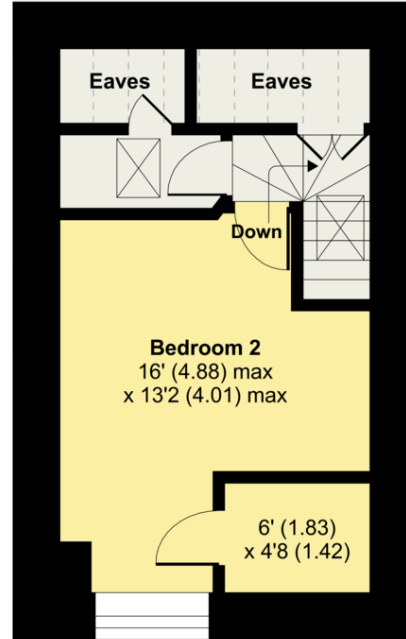
Limited Use Area(s) = 42 sq ft / 3.9 sq m

Total = 1004 sq ft / 93.3 sq m

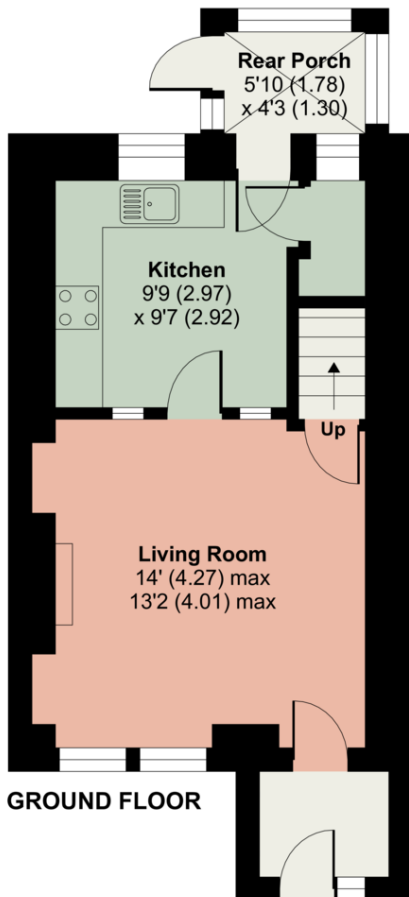
For identification only - Not to scale



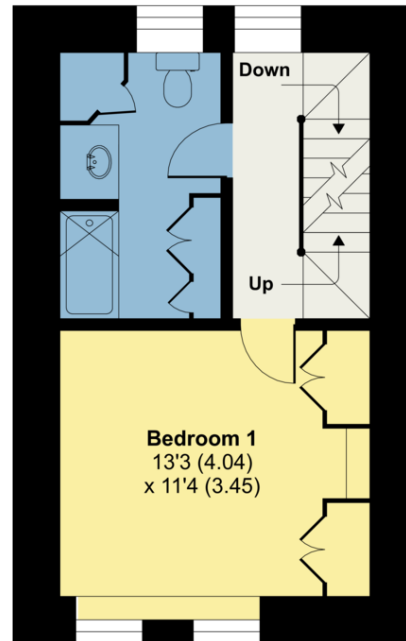
Denotes restricted head height



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Hackney & Leigh. REF: 949678

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. Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 24/02/2023.

Request a Viewing Online or Call 015394 44461