



Eller Cottage, 42 Ellerthwaite Road, Windermere
£430,000



Eller Cottage, 42 Ellerthwaite Road

Windermere

A deceptively spacious end terrace house with a garage situated in a popular location within the Lake District National Park being convenient for the many amenities available within Windermere village including shops, restaurants, bars and Windermere train station. The location offers easy access to the rest of the Lakes and road links to the M6.

The well proportioned accommodation briefly comprises porch, entrance hall, sitting room and dining room which can be opened up with dividing doors, kitchen with access to the cellar, cloakroom and hall with access to the garage on the ground floor. There are two double bedrooms, a bathroom and a cloakroom on the first floor, two further double bedrooms on the second floor. The property benefits from partial double glazing and gas central heating.

Outside offers a patio garden to the front, a yard to the side and a garage at the rear.

Eller Cottage is offered for sale with no upper chain.

GROUND FLOOR

PORCH

4' 7" x 4' 1" (1.4m x 1.25m)

Double glazed door with adjacent double glazed windows, lighting, fitted shelving.

ENTRANCE HALL

17' 2" x 3' 12" (5.23m x 1.21m)

Single glazed door and window to porch, radiator, fitted coat hooks, cornice.

SITTING/DINING ROOM

31' 0" x 12' 11" (9.46m x 3.93m)

Dividing folding doors.

SITTING ROOM

18' 3" x 11' 7" (5.56m x 3.52m)

Double glazed window, radiator, traditional slate fireplace, built in shelving to alcove, cornice, wall lights.

DINING ROOM

11' 10" x 11' 5" (3.6m x 3.47m)

Single glazed sliding sash window, radiator, built in shelving to alcove, cornice, wall lights.

KITCHEN

13' 10" x 9' 8" (4.21m x 2.95m)

Single glazed door to hall, two single glazed windows, radiator, base and wall units, stainless steel sink with double drainer, built in oven, electric hob, plumbing for washing machine and dishwasher, space for fridge, extractor fan, fitted shelf, tiled splashbacks, access to cellar.

HALL

5' 1" x 2' 11" (1.55m x 0.9m)

Single glazed door to garden, access to garage.

CLOAKROOM

3' 8" x 2' 11" (1.11m x 0.9m)

Two piece suite in white comprises W.C. and wash hand basin with tiled splashback, extractor fan.

FIRST FLOOR

LANDING

17' 3" x 2' 10" (5.26m x 0.86m)

Feature skylight.

BEDROOM

15' 6" x 13' 5" (4.73m x 4.08m)





FIRST FLOOR

LANDING

17' 3" x 2' 10" (5.26m x 0.86m)

Feature skylight.

BEDROOM

15' 6" x 13' 5" (4.73m x 4.08m)

Two single glazed sliding sash windows, two radiators, fitted wardrobes, wash hand basin to vanity with fitted mirror.

BEDROOM

13' 6" x 9' 7" (4.11m x 2.91m)

Single glazed sliding sash window, radiator, wash hand basin with tiled splashback and fitted mirror, built in wardrobe.

BATHROOM

9' 9" x 9' 6" (2.97m x 2.89m)

Double glazed window, two radiators with one having a heated towel rail attached, three piece suite in white comprises W.C., wash hand basin with tiled splashback and fitted mirror and bath with tiled splashback and electric shower over, shaver point, built in airing cupboard housing gas central heating boiler and hot water cylinder.

CLOAKROOM

13' 6" x 3' 8" (4.11m x 1.12m)

Single glazed window, W.C., fitted shelving.





SECOND FLOOR

LANDING

3' 10" x 2' 8" (1.18m x 0.82m)
Double glazed Velux window.

BEDROOM

15' 9" x 15' 1" (4.81m x 4.6m)
Double glazed window, radiator, built in wardrobe, built in cupboard.

BEDROOM

9' 11" x 9' 7" (3.02m x 2.91m)
Double glazed window, radiator.

CELLAR

ROOM 1 - 11' 8" x 13' 1" (3.55m x 3.99m)
Double glazed window, radiator, light and power.

ROOM 2 - 11' 3" x 10' 10" (3.44m x 3.29m)
Light and power.

GARDEN

There is a delightful patio garden at the front of the house and a yard to the rear with a water supply which is gated to the access lane and the garage.

GARAGE

20' 4" x 10' 5" (6.22m x 3.18m)
Electric up and over door, single glazed window, light and power, fitted shelving.

SERVICES

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

EPC Rating E

COUNCIL TAX: Band E

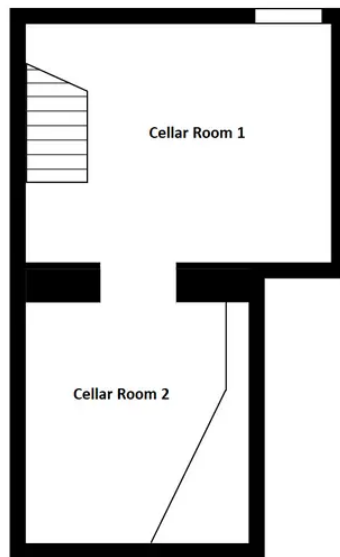
TENURE: Freehold.

DIRECTIONS

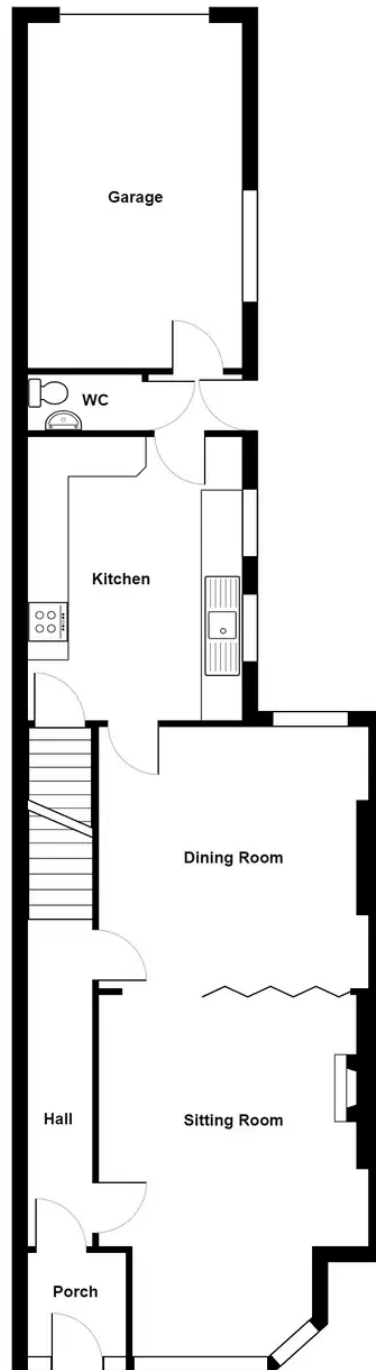
From our Windermere office proceed on to Lake Road, turn left in to Ellerthwaite Road and bear right opposite the fire station to find Number 42 located on the right.

WHAT3WORDS: brownish.quits.unicorns

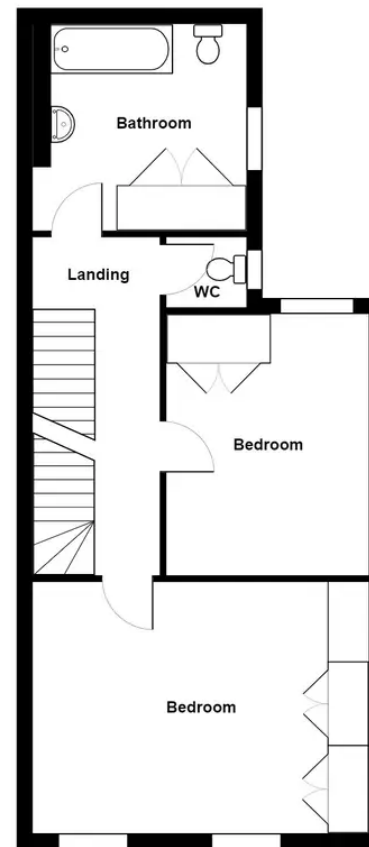




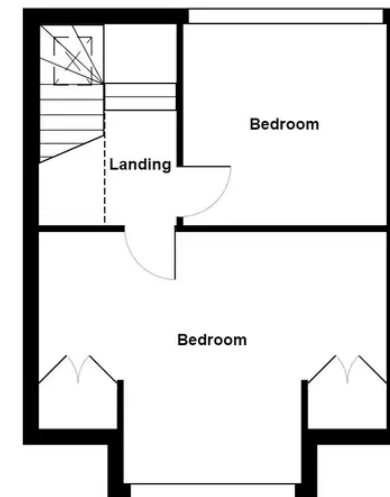
Cellar



Ground Floor



First Floor



Second Floor

42 Ellerthwaite Road, Windermere

Total Area: 196.0 m² ... 2110 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.
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