



# Windermere

**£536,500**

70 Craig Walk, Windermere, LA23 2JS

This substantial 4 bedroomed traditional Lakeland stone and slate built end terraced property is situated close to Bowness On Windermere and all the amenities it has to offer and also being a short walk away to Lake Windermere. The current owners let 3 of the bedrooms out to provide an income but it would also make a good large family home.

## Quick Overview

4 bedroomed end terraced property  
2 reception room and 1 bathroom and 3 en-suites

Quiet setting but central location

Rear yard and balcony

No chain

Close to amenities

In good decorative order

Large family home

On road parking

Superfast Broadband speed 80 Mbps\*



4



4



2



E



Superfast  
Broadband



On Road  
Parking

Property Reference: W5909



Living room



Dining room



Kitchen



Bedroom 1

**Description:** A substantial 4 bedroomed traditional Lakeland stone and slate built end terraced house. The property currently has residential use, and the current owners let out 3 of the bedrooms to provide an income. The property is well appointed and decorated throughout and is well located for all the amenities Bowness On Windermere has to offer with Lake Windermere within walking distance. The property comprises of entrance hall, housing the hard wired fire alarm system, dining room, with bay window, coal effect gas fire with attractive wood and marble surround and marble hearth. Living room with wood burning stove, inset cupboards and patio doors leading out onto a decked seating area and wood flooring. Kitchen which is dual aspect and has a built in Becko electric oven and built in microwave and built in Logik induction hob and Lamona dishwasher and built in fridge/freezer and wood flooring. Stairs from the kitchen lead to Bedroom 4 which has wood flooring and en-suite shower room with WC, pedestal washbasin and walk in shower. A door from this room leads to the rear garden area. Stairs from the entrance hall lead to the first floor which has a storage room which houses the large water tank featuring a pressurised water system ensuring excellent water pressure to all bathrooms. 2 further bedrooms, both with en-suite and then further stairs lead to the second floor which has 1 bedroom with a sitting area, this room could easily be turned into two bedrooms as it was originally therefore making it a five bedroomed property and a bathroom with WC, pedestal washbasin and bath with shower over.

The owners would be prepared to sell some of the fixtures and fittings by separate negotiation.

**Location:** Just at the top of the thriving tourist village of Bowness on Windermere off a quieter side street. From the lake and Bowness Bay, proceed up over the mini roundabout, up Crag Brow which continues as Lake Road up the village. Bear right onto Biskey Howe Road, just after the row of shops and Courtneys, bear first left onto Craig Walk and 70 is a short way along on the left.

**Accommodation:** (With approximate measurements)

**Entrance Hall**

**Dining Room**

16' 0 into bay" x 11' 5 max" (4.88m x 3.48m)

**Living Room**

12' 8 max" x 12' 0 max" (3.86m x 3.66m)

**Decking Area**

10' 0" x 7' 3" (3.05m x 2.21m)

**Kitchen** 10' 2" x 7' 3" (3.1m x 2.21m)

**Stairs from kitchen leads to;**

**Bedroom 4** 11' 8" x 11' 2" (3.56m x 3.4m)

**En-suite**

**Stairs from entrance hall lead to first floor**

**Store room** 8' 5" x 7' 3" (2.57m x 2.21m) Housing Prostel immersion heater.

**Bedroom 1** 16' 8" x 9' 1 inc en-suite" (5.08m x 2.77m)

**Bedroom 2** 15' 1 max" x 13' 8 max inc en-suite" (4.6m x 4.17m)

**Stairs from first floor lead to second floor**

**Bedroom 3** 15' 1" x 11' 0" (4.6m x 3.35m)

**Sitting Area** 9' 9" x 9' 1" (2.97m x 2.77m)

#### Property Information:

**Outside:** To the front of the property is a paved and pebbled seating area and to the rear of the property is a paved patio area with covered seating with utility room off housing the Worcester boiler which has plumbing for washing machine and space for dryer and fridge freezer.

**Services:** Mains gas, electric, water and drainage connected. Gas fired central heating to radiators and uPVC double glazed windows.

**Tenure:** Freehold. Vacant possession upon completion.

**Council Tax:** South Lakeland District Council - Band E.

**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/calculate.compiler.index>

**Notes:** \*Checked on <https://checker.ofcom.org.uk> 9th March 2023 - not verified.



Bedroom 2



Bedroom 3



Decking



View

# 70 Craig Walk, Windermere, LA23

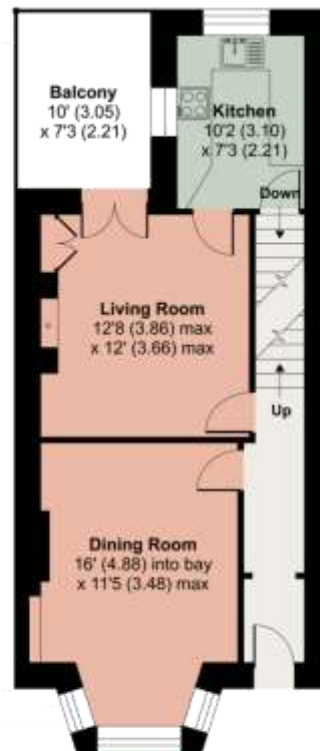
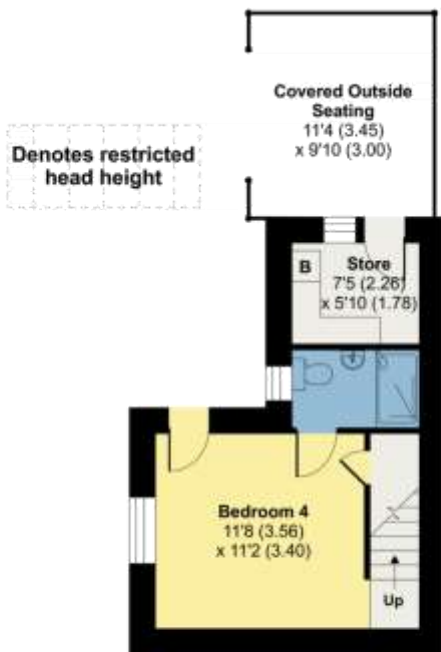
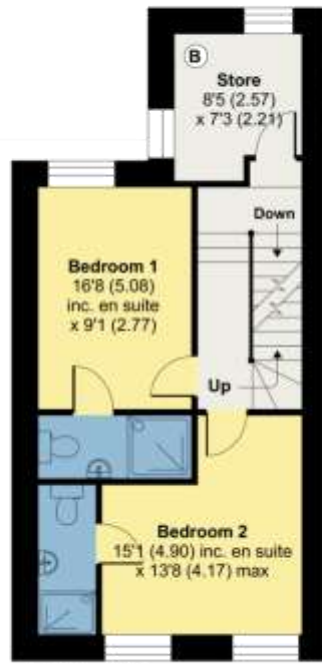
Approximate Area = 1493 sq ft / 138.7 sq m

Limited Use Area(s) = 34 sq ft / 3.2 sq m

Outbuilding = 41 sq ft / 3.8 sq m

Total = 1568 sq ft / 145.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hackney & Leigh. REF: 955891

A thought from the owners...The property is a great family home but has also provided an excellent income for us. It could also be a lovely second home too.

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