



Bowness On Windermere

£525,000

2 Firtree Crescent, Bowness On Windermere, LA23 3HA

An immaculate 3 bedroomed semi detached bungalow in a very desirable location close to Bowness-on-Windermere and all the amenities it has to offer. The property benefits from a nearby single garage and two additional parking spaces, with good sized rear gardens and all in a quiet cul-de-sac.

Quick Overview

- 3 Bedroomed semi-detached bungalow
- 1 Reception room and 1 bathroom
- Quiet cul-de-sac location
- Large garden
- No chain
- Close to amenities
- Good decorative order
- A lovely home, 2nd home or holiday let
- Garage & off road parking
- Superfast Broadband available of 73 Mbps



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Superfast
Broadband



Garage & Off
Road Parking

Property Reference: W5915



Living/Dining Room



Living/Dining Room



Kitchen



Bedroom 1

Description: 2 Firtree Crescent is a 3 bedroomed semi-detached bungalow situated on a quiet Cul-de-sac in Bowness on Windermere. The property comprises of living/dining conservatory, kitchen, 3 bedrooms and a bathroom with separate toilet. The living room is a light, airy room with a large double glazed window. The kitchen has built in wall and base units, sink unit, built in Luce single electric oven & a Diplomat gas hob with extractor fan over. There is a separate WC and washbasin. Off the living room there are 3 bedrooms and the bathroom, with two bedrooms having fitted wardrobes and all of them having a pleasant outlook, either of the garden or the Lakeland fell tops. The bathroom consists of a WC, inset washbasin and vanity unit, shower and heated towel rail. Outside surrounding the property is a lovely large rear garden, a single garage & 2 parking spaces are situated next to the Bungalow. The property is ideal as a permanent home, 2nd home or holiday let.

Location: Firtree Crescent is a lovely quiet Cul-de-sac in a desirable location within easy reach of Bowness Bay, Windermere Marina and Bowness and Windermere Villages.

Leaving Windermere, take Lake Road towards Bowness and drive through the village centre, you will pass Bowness Bay, carry on and Firtree Crescent is a turning on your right before you reach The Glebe, turn left and 2 Firtree Crescent is the second property on your left hand side.

Accommodation: (with approximate measurements)

Entrance Hall 6' 10" x 6' 5" (2.08m x 1.96m)

Living Room 20' 4" x 14' 0" max (6.2m x 4.27m)

Kitchen 11' 4" x 9' 8" (3.45m x 2.95m)

Hallway With access to loft space.

Bedroom 1 14' 5" into wardrobes x 9' 8" (4.39m x 2.95m)

Bedroom 2 13' 10" x 9' 10" (4.22m x 3m)

Bedroom 3 10' 0" x 7' 4" (3.05m x 2.24m)

Bathroom

Conservatory 13' 5" max x 12' 0" max (4.09m x 3.66m)

Property Information:

Garage: 17' 5" x 8' 8" (5.31m x 2.64m) Up and over door with two parking spaces in front of the garage and next to the property. Access to the garage from parking at the front and from the back garden.

Outside: Beautiful gardens surround the property and the back of the garages with lawned areas, paved patio, vegetable garden and with an abundance of plants, shrubs and trees. Shed and nearby single garage.

Services: Mains water, drainage, gas and electricity. Double glazed windows and gas fired central heating to radiators.

Council Tax: South Lakeland District Council - Band E.

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:

<https://what3words.com/converged.recruited.note>

Notes: *Checked on <https://checker.ofcom.org.uk> 23rd March 2023 - not verified.



Bedroom 3



Conservatory



Ordnance Survey Ref: 01094547



Back Elevation/Garden

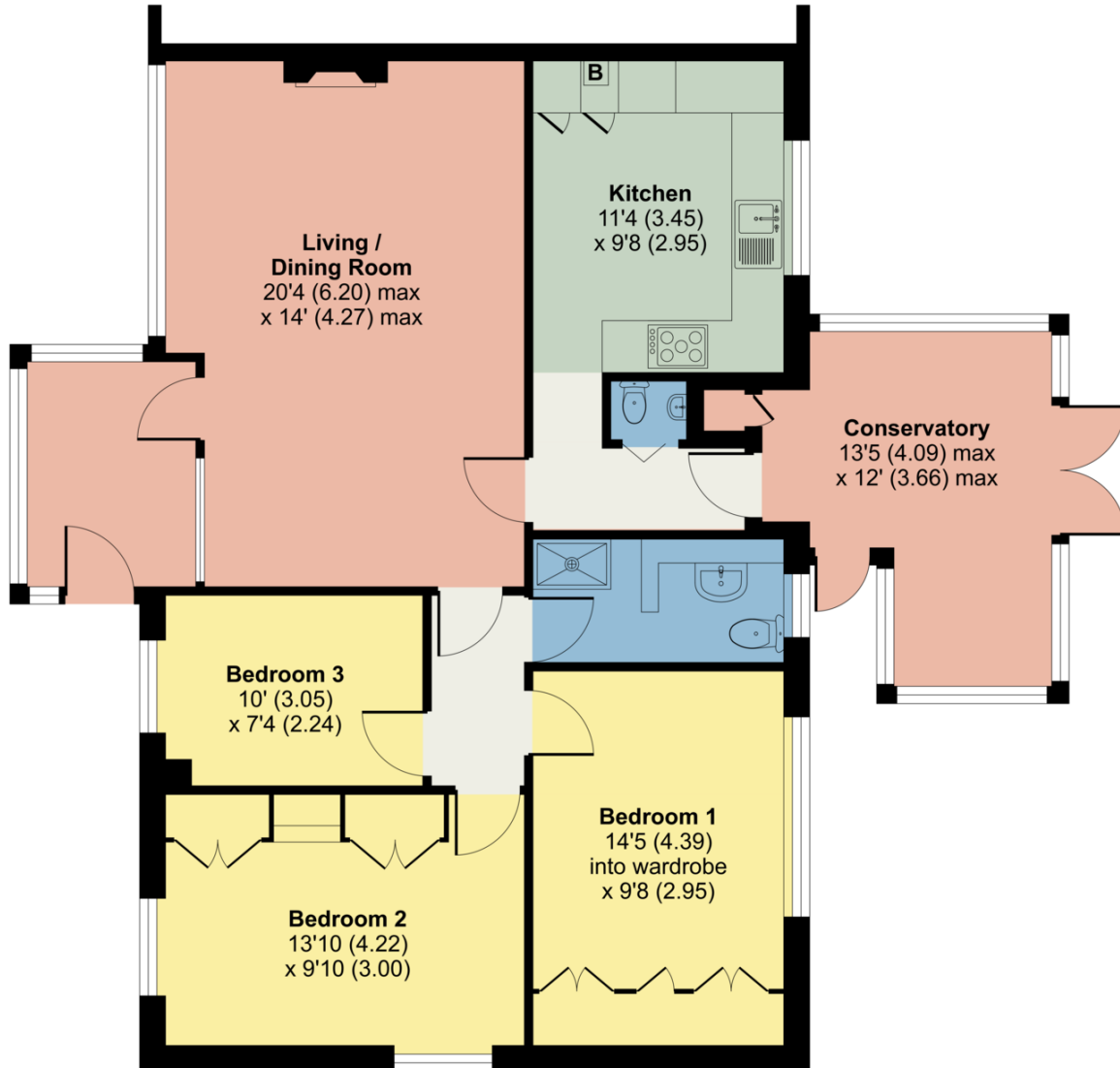
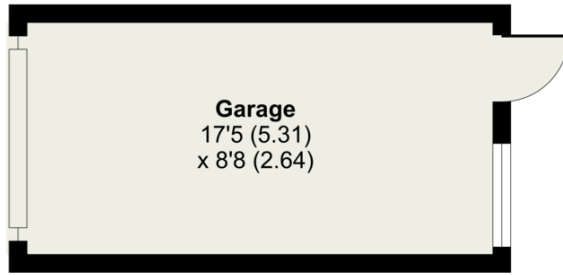
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Approximate Area = 1074 sq ft / 99.7 sq m

Garage = 150 sq ft / 13.9 sq m

Total = 1224 sq ft / 113.7 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2023. Produced for Hackney & Leigh. REF: 962250

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