



Windermere

£395,000

Migra Edge, 12a Ellerthwaite Road, Windermere, LA23 2AH

This 2 bedroomed detached house is more than what it seems from the outside, set in a central location close to the amenities of the village of Windermere and the local schools. Arranged on two floors and having off road parking and garage this property is an ideal permanent home, 2nd home or holiday let.

Quick Overview

2 bedroomed detached house

1 reception room and 2 bathrooms

Central location

Garden

No chain

Close to amenities and schools

Good decorative order

Ideal permanent home, 2nd home or holiday let

Garage and off road parking

Superfast Broadband speed 80 Mbps*



2



2



1



C



Superfast
Broadband



Garage & Off
Road Parking

Property Reference: W5921



Living Room



Living Room



Dining Kitchen



Dining Kitchen

Description: Migra Edge is not what it seems from the outside. This large detached 2 bedroomed house with off road parking and a garage, offers more than meets the eye from the front. The property is situated close to the amenities of Windermere village being only a short level walk to the centre and is also close to the local nursery/primary schools. The property comprises on the ground floor of entrance porch and entrance hall, living room with large bay window, dining kitchen with built in Zanussi electric oven and Zanussi gas hob with extractor over, bedroom and shower room. To the lower ground floor is a hallway with plenty of built in storage cupboards, a separate cupboard houses the Alpha boiler, a further bedroom with en-suite bathroom. There is also a surprisingly large store/office which is larger than the living room!. A door from the hallway leads to the rear paved patio area and also gives access to the garage. This property could be a great permanent home, 2nd home or holiday let.

Location: Convenient for Windermere village centre and all local amenities. Proceed down Crescent Road out of Windermere village centre and take the turning second left (opposite our Windermere sales office) into Ellerthwaite Road, Migra Edge can be found on the right hand side after approximately 70 yards.

Accommodation: (With approximate measurements)

Entrance Porch

Entrance Hall

Living Room

15' 3" x 12' 3 into bay" (4.65m x 3.73m)

Dining Kitchen

14' 4" x 8' 0" (4.37m x 2.44m)

Bedroom 1

10' 4 max" x 9' 5 max" (3.15m x 2.87m)

Shower room

Stairs from the hall lead to lower ground floor

Hallway

Bedroom 2

11' 2 max" x 9' 7 max" (3.4m x 2.92m)

En-suite bathroom

Store 15' 2" x 14' 1 max into recess" (4.62m x 4.29m)

This room could possibly be used as an office/gym.

Property Information:

Outside: To the front of the property is a paved area with various shrubs and borders. To the rear of the property is a paved patio seating area which also give access to the both the parking and garage and to the front of the property.

Garage: 19' 10" x 9' 4" (6.05m x 2.84m) Up and over door and electric.

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: Westmorland & Furness - Band C.

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/fully.rivals.eliminate>

Notes: *Checked on <https://checker.ofcom.org.uk> 30th March 2023 - not verified.



Bedroom 1



Bedroom 2



Rear patio and garage



Ordnance Survey Ref: 01094773

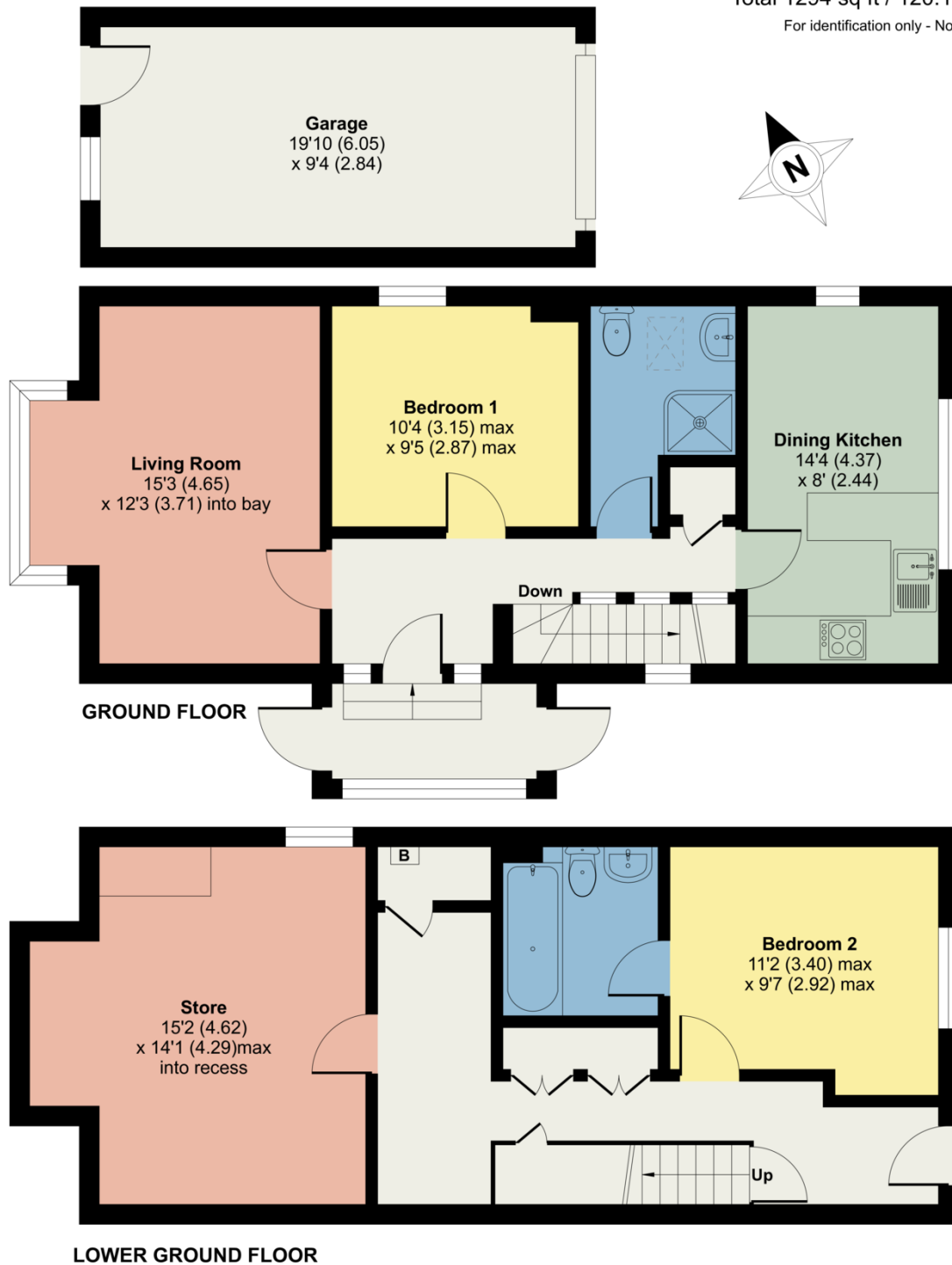
Migra Edge, 12A Ellerthwaite Road, Windermere, LA23

Approximate Area = 1110 sq ft / 103.1 sq m

Garage = 184 sq ft / 17 sq m

Total 1294 sq ft / 120.1 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: 964688

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