



Windermere

£225,000

11 Ghyll Road, Windermere, Cumbria, LA23 2LW

A delightful 1 bedroomed end of terrace bungalow which is tastefully decorated and is ready for someone to move into or indeed put their own stamp on it. Set in a quiet cul-de-sac this property is ideal for a retirement couple or individual. Local occupancy conditions apply.

Quick Overview

1 bedroomed end of terrace bungalow

1 reception room and 1 bathroom

Cul-de-sac location

Garden

No chain

Close to amenities and schools

In need of modernisation

Local occupancy clause applies

On road parking

*Superfast broadband of 80Mbps available



1



1



1



E



Superfast
Broadband



On Road
Parking

Property Reference: W5927



Living Room



Living Room



Kitchen



Kitchen

Description: This delightful 1 bedroomed bungalow being on an end of a short terrace of 3 similar properties, is offered in good decorative order and is ready to move into. Set in a quiet location this property is ideal for a retiring couple or individual and is close to the amenities of Windermere village and local bus routes. The property comprises of entrance porch with two outside stores, one housing the Vokera central heating boiler, entrance hall with 2 handy built in cupboards, Living room and conservatory which leads to the private rear garden, kitchen with inset Lamona electric oven and inset Cata gas hob with extractor over. Bedroom with built in wardrobes and a bathroom with WC, pedestal washbasin and bath with Triton shower over.

There is a local occupancy clause on the property, restricting purchasers to those that have lived or worked in Cumbria for 3 years prior to purchase.

Location: From Crescent Road on the one-way system in Windermere, bear left onto Oak Street, 3rd left on to Droomer Drive and continue along around to the right which continues as Ghyll Road. Turn left into the 2nd Cul-De-Sac by the garages and Number 11 is straight in front of you.

Accommodation: (With approximate measurements)

Entrance Porch

Entrance Hall

Living Room

13' 7" x 11' 7" (4.14m x 3.53m)

Conservatory

11' 7" x 7' 2" (3.53m x 2.18m)

Kitchen

8' 8" x 8' 0" (2.64m x 2.44m)

Bedroom

13' 7" x 10' 0" (4.14m x 3.05m)

Bathroom

Property Information:

Outside: To the front of the property is a patio area with various trees and shrubs and to the rear of the property is a part paved, part gravelled area with decking ideal for a seating area.

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

Tenure: Freehold. Vacant possession upon completion.

Council Tax: Westmorland and Furness Council - Band B.

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/corrode.surfacing.promising>

Notes: *Checked on <https://checker.ofcom.org.uk> 5th April 2023 - not verified.



Bedroom



Bedroom



Conservatory



Rear Garden

11 Ghyll Road, Windermere, LA23

Approximate Area = 634 sq ft / 58.8 sq m (excludes store)

For identification only - Not to scale



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: 966862

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