

Windermere

£350,000

16 Birkfield Road, Windermere, LA23 2AT

A fabulous extended and improved 3 bedroom semi-detached house in a desirable location tucked away from the bustling Windermere village but minutes away from it. The property benefits from a large garage and off road parking, with a good sized garden and all in a quiet cul-de-sac.

Quick Overview

- 3 bedroomed semi-detached house
- Open plan living room
- Quiet cul-de-sac location
- Large garden
- Home office
- Close to village amenities
- Good decorative order
- Off road parking
- Superfast Broadband available of 20 Mbps
- EPC band E



3



2



1



E



Superfast
Broadband



Off Road
Parking

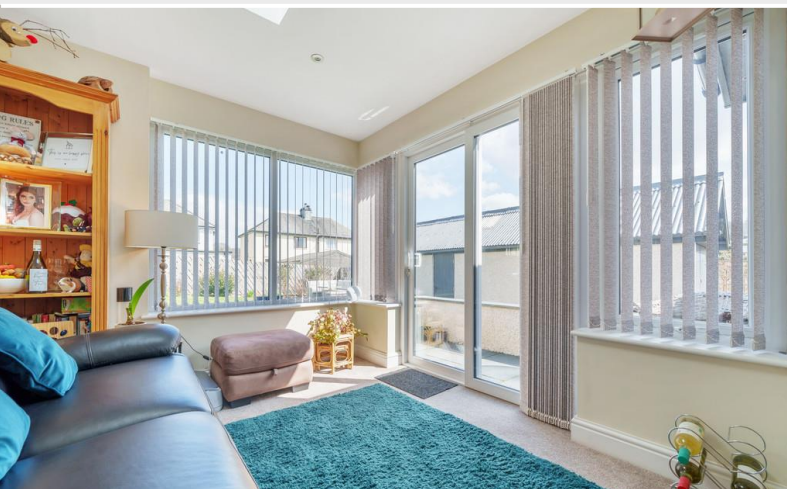
Property Reference: W5939



Living/Dining Room



Kitchen



Sun Room



Bedroom 1

Description: An immaculate semi-detached house situated on a quiet cul-de-sac, yet is so close to all village amenities including the local primary school and Queens Park Recreational Park. 16 Birkfield road consists of a large open plan living room with coal effect gas fire, built in cupboards with gas fired combination boiler, access to shower room, kitchen and garden via the patio doors. The shower room comprises of a WC and an inset wash basin with vanity unit, rain shower and towel rail. Moving into the kitchen, there are built in wall and base units, stainless steel inset sink, built in electric single oven, extractor fan over a gas hob and glass splashback, built in fridge, integrated dishwasher and cupboard containing fuse board and meters. Under stairs cupboard and door to garden. Away from the living room at the front of the house there is the third bedroom, which is currently being used as an office space for the current owner and has built in shelving units.

Heading upstairs, bedroom 1 and bedroom 2 include built in cupboards and eaves storage, with views of the Lakeland fell tops. Finally the bathroom has part tiled walls, shower over bath, WC and washbasin. The property also benefits from a small front garden and a large well-maintained rear garden including a decked area, lawn and paved terrace with side access, garage and driveway parking for 2 cars.

Location: Set in a convenient location on a quiet cul-de-sac location. From the centre of Windermere proceed towards Bowness on New Road. Bear left onto Ellerthwaite Road opposite our Hackney & Leigh office. Follow Ellerthwaite Road around which continues as Whinfield Road, continue on Whinfield Road and Birkfield Road can be found on the left. No.16 is the second to last property on the right hand side.

Accommodation: (with approximate measurements)

Living/Dining Room 24' 11" x 11' 3" max (7.59m x 3.43m)

Sun Room 10' x 9' 4" (3.05m x 2.84m)

Kitchen 14' 10" max x 8' 3" (4.52m x 2.51m)

Shower Room

Bedroom 3 10' 0" x 10' 0" (3.05m x 3.05m)

First Floor:

Bedroom 1 15' 0" max x 11' 4" max (4.57m x 3.45m)

Bedroom 2 10' 7" x 10' 0" (3.23m x 3.05m) plus 5' 5" x 2' 10" (1.65m x 0.86m)

Bathroom

Property Information:

Garage: 17' 6" x 9' 0" (5.33m x 2.74m)

Store: 8' 0" x 5' 3" (2.44m x 1.6m)

Utility: 8' x 3' 5" (2.44m x 1.04m)

Outside: A beautiful large rear garden with a decked seating area, lawn, paved terrace, a large garage/store and a front driveway for 2 cars. The property also has a small front garden with a decked area.

Services: Mains water, drainage, gas and electricity. Double glazed windows, parking for 2 cars and gas fired central heating to radiators.

Council Tax: Westmorland and Furness Council - Band C.

Tenure: Freehold.

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://w3w.co/finishing.wimp.crusted>

Notes: *Checked on <https://checker.ofcom.org.uk> 20th April 2023 - not verified.



Bedroom 2



Bedroom 3



Rear Garden



Ordnance Survey Ref: 00595512

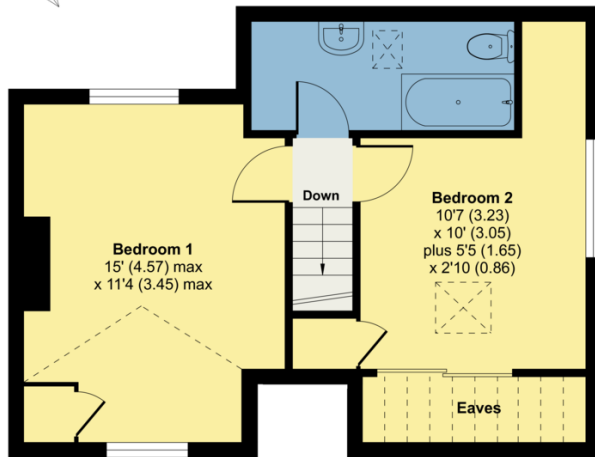
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Approximate Area = 1228 sq ft / 114 sq m (includes garage)

Limited Use Area(s) = 93 sq ft / 8.6 sq m

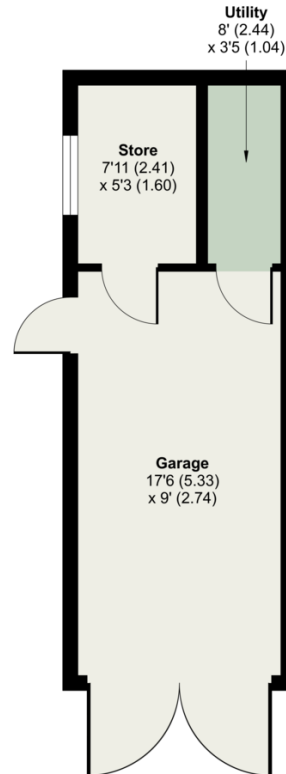
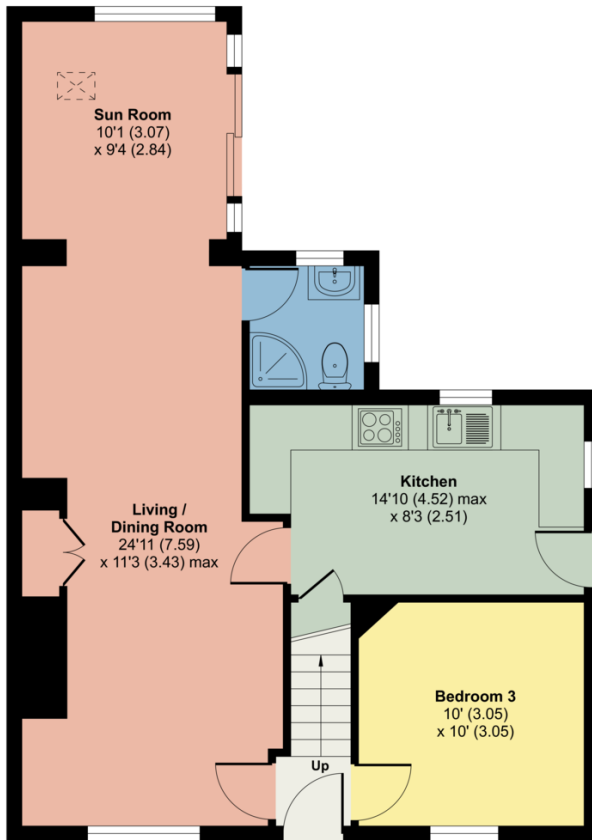
Total = 1321 sq ft / 122.7 sq m

For identification only - Not to scale



Denotes restricted head height

FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2023. Produced for Hackney & Leigh. REF: 974431

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