



Windermere

£335,000

2 North Cottages, Bank Road, Windermere, LA23 2JW

A remarkably large 3 storey mid terrace cottage set on a small private lane with parking for 1 medium sized car. Currently arranged as 5 letting bedrooms creating a useful income.

Quick Overview

Arranged as 5 bedroomed mid terraced cottage
Shower room
Fabulous central location
Small rear garden
Currently let
Close to the village amenities
In need of upgrading
Suitable as a permanent home, 2nd home or holiday let
Parking for 1 vehicle
Superfast Broadband speed 80 Mbps*



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Superfast
Broadband



Off Road
Parking

Property Reference: W5926



Kitchen



Bedroom 1



Bedroom 3



Bedroom 5

Description: 2 North Cottages on first glance looks like a small 2 up, 2 down cottage however it is both wider than the normal mid terrace cottage and has a third storey of accommodation in the basement.

Currently utilised as 5 letting bedrooms, its really a 3 bedroomed cottage with the living room and kitchen that would normally be expected on the ground floor being 2 bedrooms and the communal kitchen located in the basement. It creates a useful gross income in the region of £25,000 per annum and could be equally suited to carry on in its present arrangement, or with a little investment, refurbish back to its original layout as a private house or indeed holiday let property.

Currently fitted with gas fired central heating and double glazing the property also has one parking space for a medium sized car to the front (as Bank Road is a private lane) and a small (rather overgrown) garden area to the rear.

Location: Located in a quiet little area just set back from the road. From Windermere proceed towards Bowness on New Road, continuing along this road and passing the Windermere police station on the right hand side. Bear right shortly after Beresford Road and immediately after Country Carpets onto a small lane and number 2 is a mid terrace house about 25 yards down.

Accommodation: (with approximate measurements)

Ground Floor

Entrance Hall

Bedroom 3 15' 6" x 11' 10" (4.72m x 3.61m)

Bedroom 4 11' 0" x 9' 6" (3.35m x 2.9m)

Separate WC

First Floor

Bedroom 1 15' 9" x 8' 8" (4.8m x 2.64m)

Bedroom 2 11' 1" x 9' 5" (3.38m x 2.87m)

Shower Room

Basement

Bedroom 5 13' 10" x 12' 11" (4.22m x 3.94m)

Kitchen 15' 6" x 7' 8" (4.72m x 2.34m)

Property Information:

Outside The property also has one parking space for a medium sized car to the front (as Bark Road is a private lane) and a small (rather overgrown) garden area to the rear.

Services Mains gas, electric water and drainage. Gas fired central heating to radiator.

Council Tax Westmorland and Furness Council - Band C.

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://w3w.co/financial.spells.annoys>

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

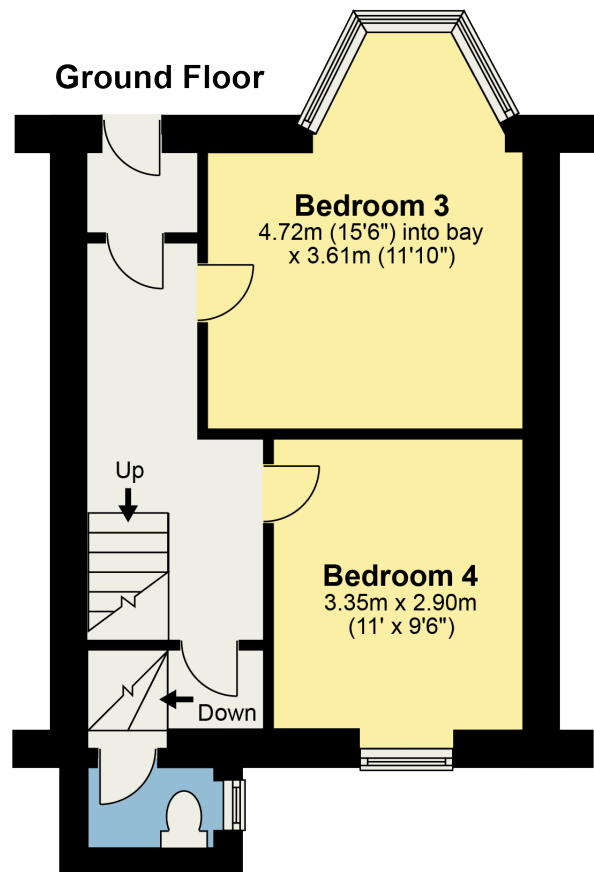
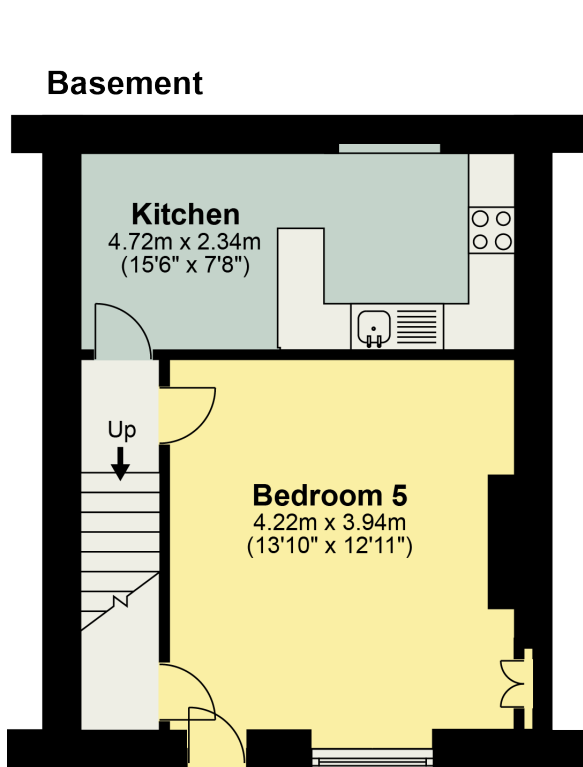
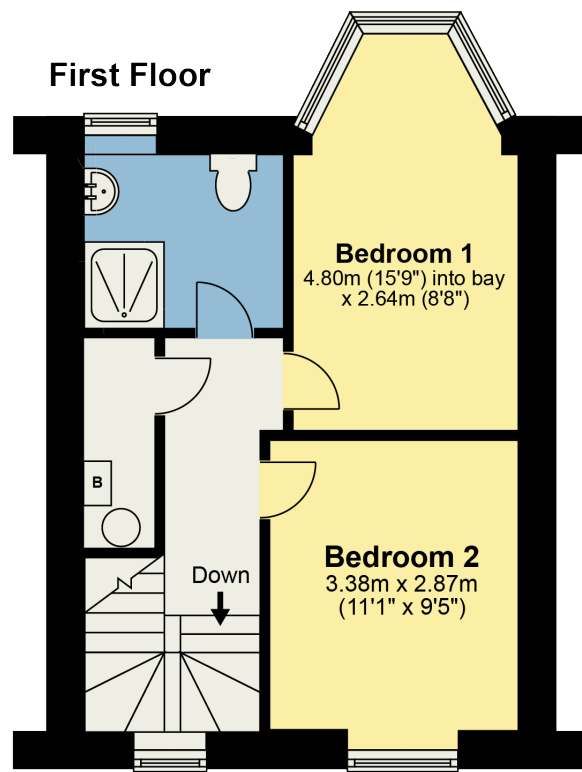
Request a Viewing Online or Call 015394 44461



Kitchen



Bedroom 3



Total area: approx. 105.9 sq. metres (1140.3 sq. feet)

For illustrative purposes only. Not to scale.

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