



Windermere

£300,000

4 Brookside Cottages, Lake Road, Windermere, Cumbria, LA23 2BX

A cosy, traditional 2 bedroomed stone and slated cottage situated in a pleasant residential area of Windermere, close to the Brookside Inn.

Quick Overview

2 bedroomed mid terraced cottage

1 reception room and 1 bathroom

Convenient location

Paved patio to the rear

No chain

Close to the amenities of Windermere Village

Good decorative order

Suitable for either a permanent home, 2nd home or holiday let

On road parking

Superfast broadband speed of 80Mbps available



2



1



1



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Superfast
Broadband



On Road
Parking

Property Reference: W5913



Living Room



Living Room



Kitchen



Bedroom 1

Description:

4 Brookside Cottages is a traditional 2 bedroomed mid-terrace Lakeland Cottage. The property has been tastefully maintained with double glazed windows (most UPVC), has gas central heating and has been re-carpeted throughout by the current owners in 2022.

The accommodation is arranged over 3 floors with the living room and breakfast kitchen on the ground floor. The kitchen has been replaced by the current owners in 2019 and has a good range of wall and base units, Beeko electric oven, an inset electric hob with extractor fan, as well as space for a washing machine and dishwasher.

On the first floor there are 2 bedrooms with a separate WC and washbasin. Bedroom 2 has a built in cupboard which houses the Worcester gas fired central heating boiler.

On the ground floor, there is a spacious modern bathroom which has a WC, inset washbasin with vanity unit, freestanding bath and walk in shower which was renovated in 2020, along with the adjacent utility room. The useful utility room has built in cupboards and gives access to a small patio overlooking the babbling brook to the rear.

Finally, there is a well boarded and insulated loft space perfect for storage.

Location:

Located on Lake Road, just off the main thoroughfare and yet close to all the village amenities and is adjacent to the Brookside Inn which is popular with locals and holiday makers alike. From Windermere proceed towards Bowness bearing left onto Ellerthwaite Road at Ellerthwaite Square, directly opposite Hackney & Leigh's sales office. Bear right on to Lake Road after approximately 300 yards and 4 Brookside Cottages is a short way down on the right-hand side.

Accommodation (with approximate measurements)

Entrance Porch

Living Room

12' 2" x 9' 10" (3.71m x 3m)

Inner Hall

Kitchen

11' 4" x 11' 10" (3.45m x 3.61m)

First Floor

Bedroom 1

11' 4" x 9' 10" (3.45m x 3m)

Bedroom 2

8' 7" x 8' 4" (2.62m x 2.54m)

Separate WC with wash hand basin.

Lower Ground Floor

Utility Area

10' 3" x 7' 5" (3.12m x 2.26m)

Bathroom

Property Information:

Outside:

To the rear of the property is a small paved area overlooking the babbling brook.

Services:

Mains electricity, gas, water and drainage, double glazed windows and gas fired central heating to radiators.

Tenure:

Freehold. Vacant possession upon completion.

Council Tax:

Westmorland and Furness Council - 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/chefs.processor.modules>

Notes:

*Checked on <https://checker.ofcom.org.uk> 17th March 2023 - not verified.

Anti-Money Laundering Regulations: Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



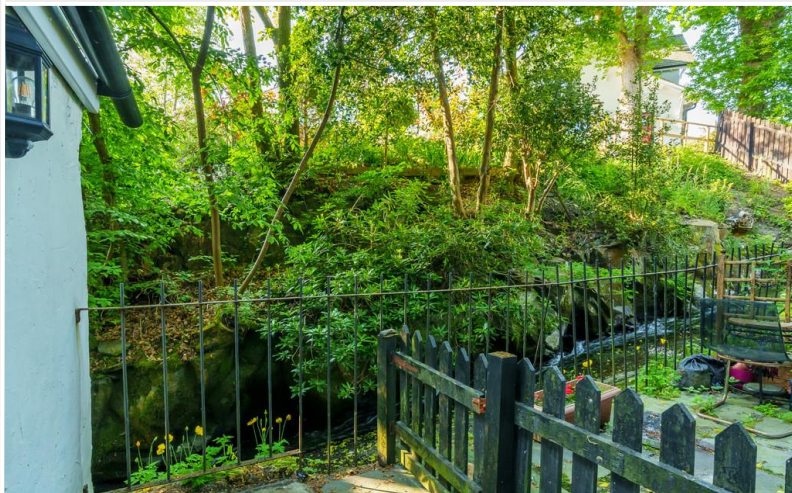
Bedroom 2



Bathroom



Utility Area

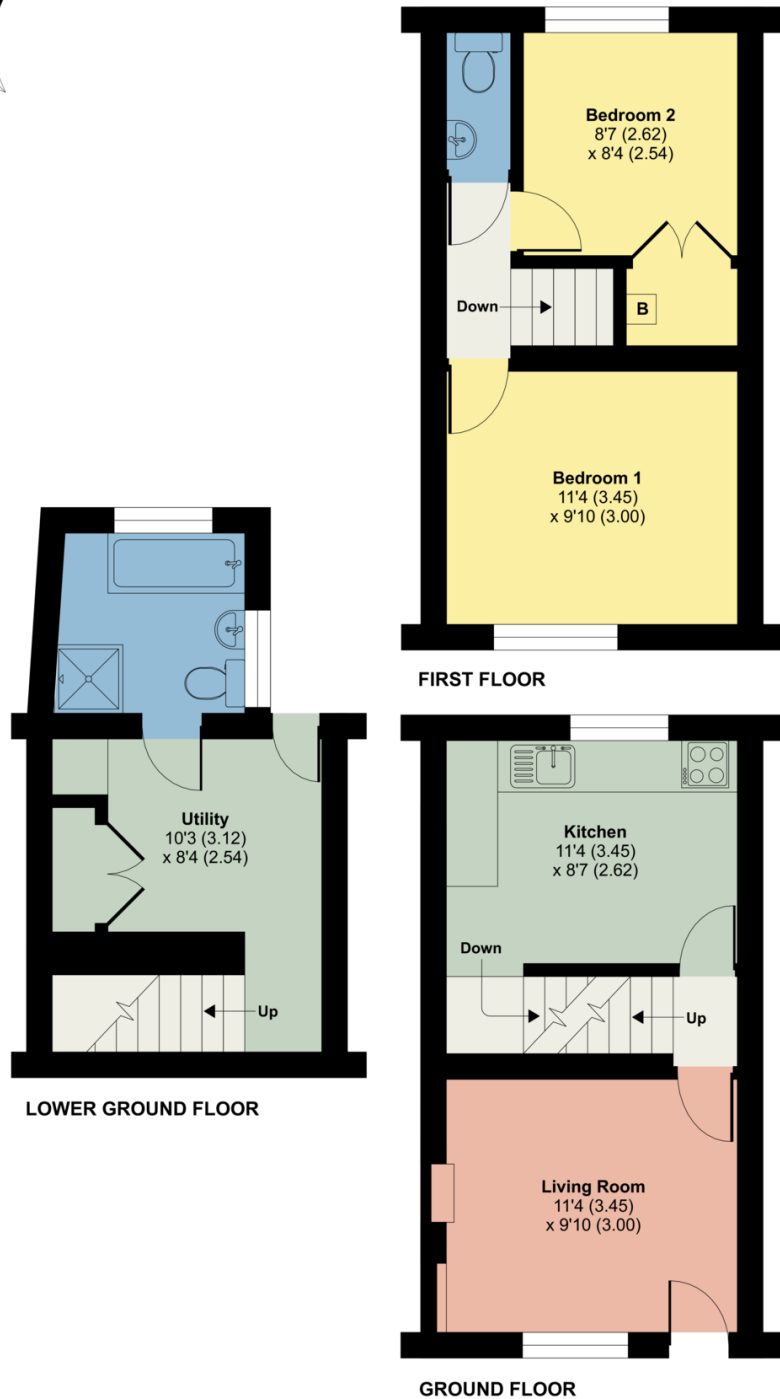


Paved Area

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Approximate Area = 708 sq ft / 65.8 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: 961168

A thought from the owners... We have thoroughly enjoyed living here for the past 8 years, whether relaxing in the bath listening to the brook or cosying up on the sofa with the fire after a run up the fells. The location is perfect for convenience and access to the Lake District National Park.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 05/06/2023.

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