



Windermere

£390,000

Craonelle, Park Avenue, Windermere, Cumbria, LA23 2AR

A wonderfully presented and maintained 3 bedroomed semi-detached house, conveniently located near Windermere village, nearby park and local schools. This property offers the perfect blend of tranquillity and accessibility, making an ideal family home, 2nd home or holiday let.

Quick Overview

3 Bedroomed semi-detached home

1 reception room and 1 bathroom

A peaceful yet convenient location

Front and rear garden

On road parking

Close to village amenities and the local schools

Good decorative order

Perfect as a family home, 2nd home or holiday let

Superfast Broadband available of 75 Mbps

EPC band D



3



1



1



D



Superfast
Broadband



On Road
Parking

Property Reference: W5961



Living Room



Kitchen/Dining Room



Dining Area



Bedroom 1

Description: A beautifully presented and maintained semi detached family home, conveniently located near Windermere village, local schools and a nearby park. On the ground floor the accommodation comprises of an entrance hall, a lounge with bay window and electric fire, then moving into the kitchen/dining room which includes, wall and base units, an inset Lamona electric oven and gas hob with extractor over, a stainless steel sink unit, plumbing for washing machine and an inset cupboard with shelving. The kitchen was also extended in 2015 to create a dining area with patio doors leading into the rear garden. From the kitchen there is a cloakroom with WC and washbasin. Opposite you have an under stairs cupboard with the housing electric metres, and from the dining area there is a utility room with space for dryer and shelving.

Moving up to the first floor, you have bedroom's 1, 2 & 3 with bedroom 2 including a built in inset cupboard with shelving. On the landing there is a built in storage cupboard housing the Valliant Combi boiler and thermostat. Finally, the bathroom comprises of a 3 piece white suite of WC, washbasin and bath with shower over, part tiled walls, extractor and towel rail.

The property has a front and rear garden with an outside store. This would be perfect as a family home, 2nd home or holiday let.

Location: Conveniently located for village amenities and Queens Park. From Windermere proceed out of the village on Crescent Road towards Bowness turning left into Ellerthwaite Road, straight ahead at the crossroads and take the next left into Park Avenue. Craonelle can be found on the right.

Accommodation: (with approximate measurements)

Entrance Hall

Lounge 13' 8" (into bay) x 13' 8" (4.17m x 4.17m)

Kitchen/Dining Room 16' 8" max x 13' 7" max (5.08m x 4.14m)

Utility Room 7' 5" x 3' 0" (2.26m x 0.91m)

WC

Door to porch area and garden

First Floor:

Landing

Bedroom 1 13' 11" (into bay) x 10' 0" (4.24m x 3.05m)

Bedroom 2 10' 4" x 8' 4" (3.15m x 2.54m)

Bedroom 3 8' 4" x 6' 7" (2.54m x 2.01m)

Bathroom

Property Information:

Outside: Sunny rear garden with lawn and AstroTurf area. Outside store. On road parking and garden at the front.

Services: Mains gas, water drainage and electricity. Double glazed windows and gas fired central heating.

Council Tax Band: Westmorland and Furness Council Band C.

Tenure: Freehold. Vacant possession upon completion.

Viewing: 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/rave.applied.supposes>

Notes: *Checked on <https://checker.ofcom.org.uk> 8th June 2023 - not verified.



Bedroom 2



Bedroom 3



Bathroom

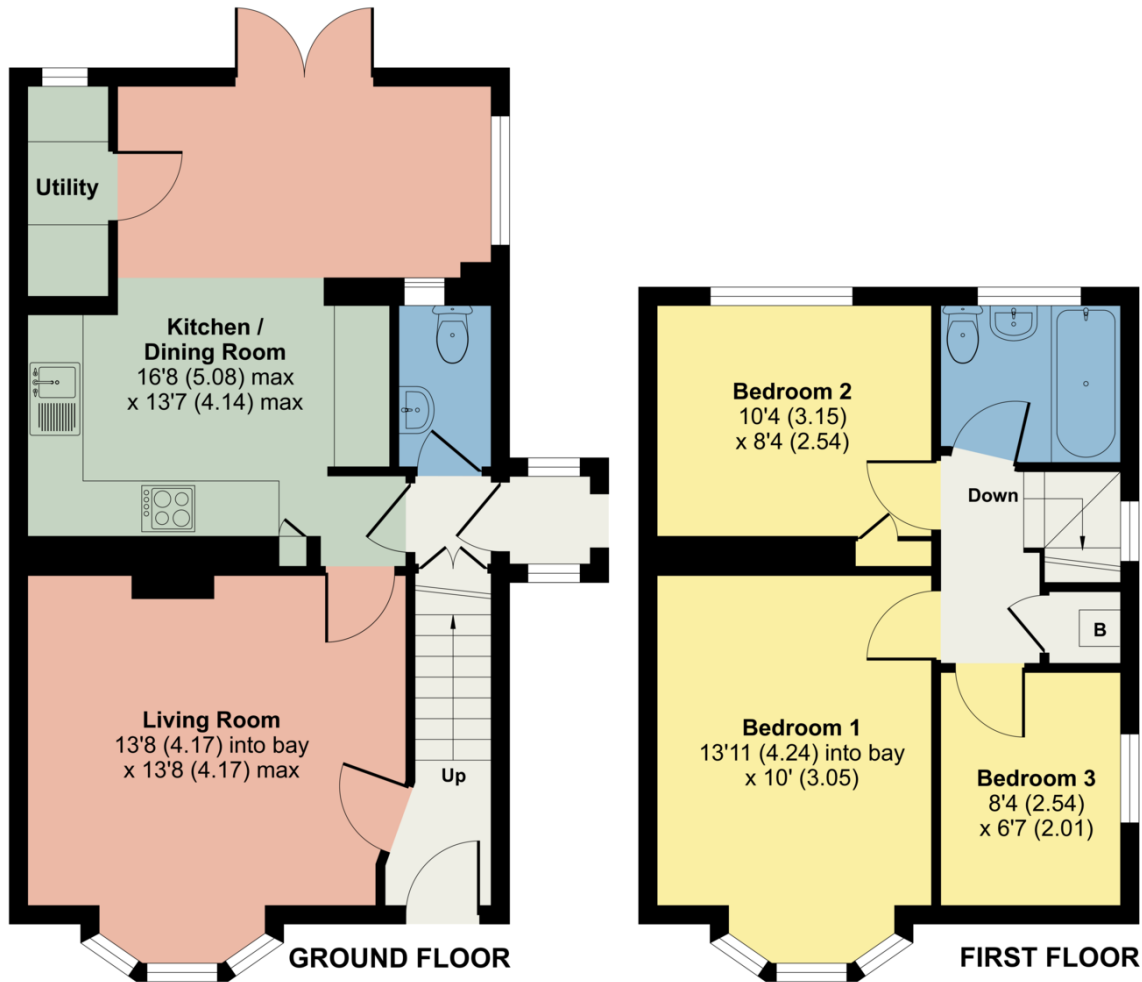


Rear Elevation

Craonelle, Park Avenue, Windermere, LA23

Approximate Area = 892 sq ft / 82.8 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). © n|checon 2023. Produced for Hackney & Leigh. REF: 992366

A thought from the owners...

"This is a wonderful family home within convenient walking distance to Windermere village and close to local schools".

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