



**£225,000**

7 Ghyll Close, Windermere, LA23 2LN

A brilliant opportunity to purchase a 3 bedroomed terrace house on the outskirts of Windermere village yet within walking distance of all amenities. This property is set in a quiet and friendly residential area 2 minutes walk from Queens Park recreational ground and the foot of School Knott fell. With added benefits of front and rear gardens and communal parking. A local occupancy condition applies.

### Quick Overview

- 3 Bedroomed mid terraced house
- 1 Reception room, 1 bathroom and a downstairs WC
- Convenient location
- Front and rear gardens
- EPC band F
- Close to schools, shops and transport links
- Decoration required
- Local occupancy condition applies
- Communal parking
- Superfast broadband speed of 80Mbps available



3



1



1



F



Superfast  
Broadband



Communal  
Parking

Property Reference: W5969



Living Room



Living Room



Kitchen



Kitchen/Dining Room

**Description:** Set in a quiet Cul De Sac, this 3 bedrooed mid terraced family home comprises of a living room, kitchen/dining room, 3 bedrooms, 1 bathroom and a separate WC.

On the ground floor, the entrance hall has a separate WC and understairs storage. Moving into the living room there is a fireplace with stone hearth and a built in storage cupboard. The kitchen/dining room consists of wall and base units, stainless steel sink, Diplomat oven and gas hob with extractor over, boiler and a Beko washing machine.

Leading to the first floor, the landing has a built in storage cupboard and access to roof. Bedroom 1 has views of the Lakleand fells and bedroom 2 has a built in wardrobe with views overlooking the village houses. Bedroom 3 also has a built in cupboard and the bathroom comprises of a 3 piece suite of WC, washbasin and bath.

The property comes with communal parking and front and rear gardens in a quiet but central location on the outskirts of Windermere village. Perfect for first time buyers and in need of significant renovation. Local occupancy conditions apply, please contact the office for more information.

**Location:** Located in Ghyll Close in Windermere. From the village, take Oak Street off Crescent Road, bear left at Orrest Drive which continues to the right as Droomer Drive. At the end of Droomer Drive, follow the road round to the left and bear first left into Ghyll Close and No.7 is on the left hand side.

**Accommodation:** (with approximate measurements)

**Entrance Hall**

**Living Room** 11' 10" x 10' 2" (ave) (3.61m x 3.1m)

**Kitchen/Dining Room** 20' 7" x 9' 11" max (6.27m x 3.02m)

**First Floor:**

**Bedroom 1** 11' 7" x 10' 5" (ave) (3.53m x 3.18m)

**Bedroom 2** 11' 2" into wardrobe x 10' (3.4m x 3.05m)

**Bedroom 3** 9' 10" max x 7' 6" max (3m x 2.29m)

## Bathroom

### Property Information:

**Outside:** To the front of the property is a part paved and lawned area with 2 outside stores. There is also a lawned garden to the rear of the property, plus communal parking.

**Services:** Mains gas, electricity, water and drainage. 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://w3w.co/sing.presuming.chuckling>

**Notes:** \*Checked on <https://checker.ofcom.org.uk> 22nd June 2023 - not verified.



Bedroom 1



Bedroom 2



Bedroom 3



Rear Garden

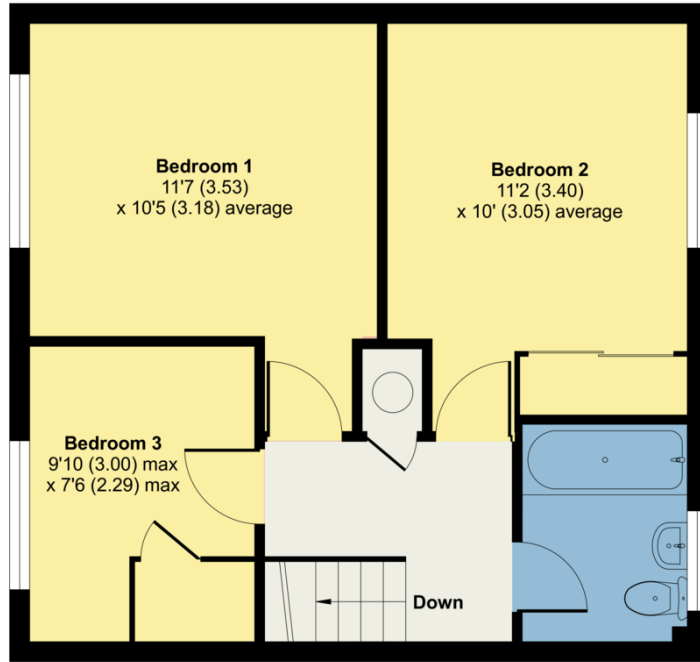
# 7 Ghyll Close, Windermere, LA23

Approximate Area = 902 sq ft / 83.7 sq m

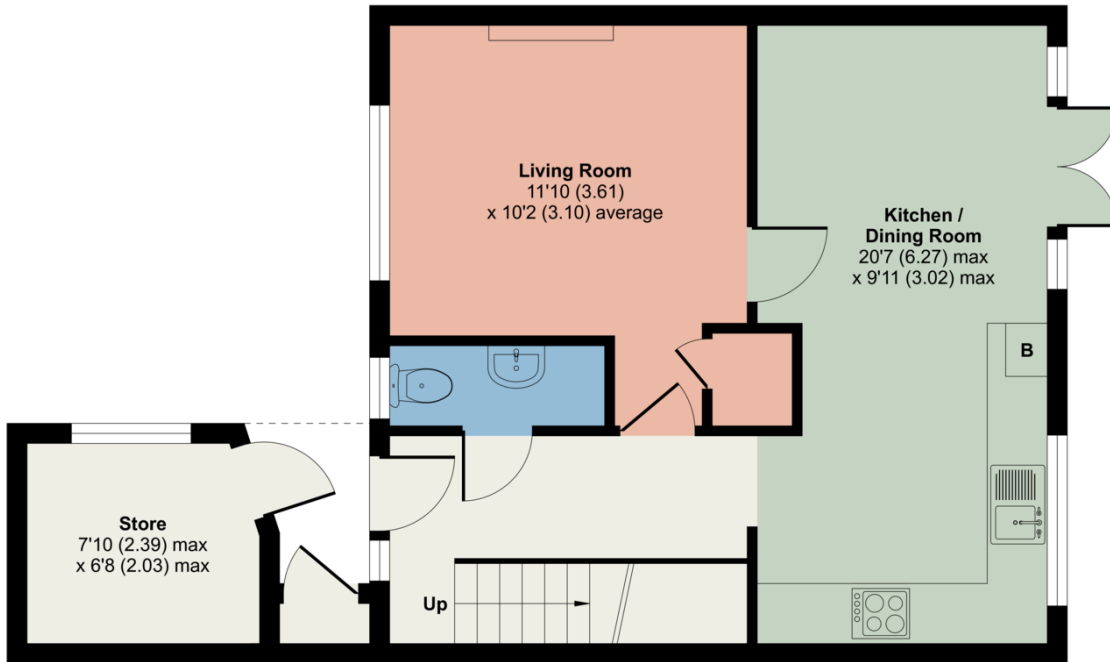
Outbuilding = 55 sq ft / 5.1 sq m

Total = 957 sq ft / 88.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2023. Produced for Hackney & Leigh. REF: 1000792

A thought from the owners...

*We hope the new buyers are as happy at No.7 as we have been for the last 52 years.*

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