



Selwyn Station Road, Staveley  
£530,000







## Selwyn Station Road

Staveley, Kendal

A well proportioned end terraced house, which has pleasing views towards the fells from the rear aspect, located in the popular Lakeland village of Staveley where there are numerous amenities including a post office, cafes, convenience store, bakery, church, primary school, railway station, public houses/restaurants and the ever popular Mill Yard. Staveley is situated between the market town of Kendal and Windermere village and offers easy access to the M6.

The accommodation offers a sitting room, lounge, and kitchen to the ground floor and three bedrooms one with an en-suite and a modern bathroom to the first floor, with a fourth bedroom to the second floor. The property benefits from double glazing and a cellar.

Outside there are generous gardens to the rear. On road parking applies.



- Delightful character family home
- Highly desirable village location
- Short stroll to village shop, bakery and more.
- Minutes' walk from local primary school
- Fabulous walks & bike rides right from your doorstep
- Good size, pleasant rear garden - not directly overlooked
- Sitting room with open fire
- Four bedrooms
- Cellar storage
- Sold with NO ONGOING CHAIN

From Windermere follow the A591 towards Kendal. Take the first exit into Staveley and turn right on to Station Road where Selwyn is located on the right hand side.

WHAT3WORDS:walnuts.wing.profitd

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

#### IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.







## GROUND FLOOR

### SITTING ROOM

15' 10" x 13' 5" (4.82m x 4.09m)

Both max. 4.82m x 4.09m(15' 10" x 13' 5") Two double glazed windows, radiator, multi fuel fireplace, built in cupboards.

### LOUNGE

14' 0" x 13' 1" (4.27m x 3.98m)

Both max. 4.27m x 3.98m(14' 0" x 13' 1")Double glazed window, radiator, living gas flame fireplace.

### KITCHEN/DINER

14' 10" x 13' 7" (4.51m x 4.14m)

Both max. 4.51m x 4.14m(14' 10" x 13' 7")Four double glazed windows, radiator, good range of base and wall units, stainless steel sink, integrated oven, electric hob with extractor/filter over, integrated fridge, plumbing for washer dryer, tiled splashback, understairs storage, tiled flooring.

### ENTRANCE HALL

4' 4" x 2' 4" (1.32m x 0.70m)

Both max. 1.32m x 0.70m(4' 4" x 2' 4")Single glazed door.

### HALLWAY

9' 5" x 3' 10" (2.86m x 1.17m)

Both max. 2.86m x 1.17m(9' 5" x 3' 10")Double glazed window, radiator.

### PORCH

9' 3" x 4' 9" (2.83m x 1.46m)

Both max. 2.83m x 1.46m (9' 3" x 4' 9") Single glazed door, stone features.

### CELLAR

16' 3" x 11' 9" (4.95m x 3.59m)

Both max. 4.95m x 3.59m(16' 3" x 11' 9")Single glazed window, light and power.

## FIRST FLOOR

### BEDROOM

16' 2" x 9' 6" (4.94m x 2.90m)

Both max. 4.94m x 2.90m(16' 2" x 9' 6") Double glazed window, radiator, cast iron fireplace.





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### BEDROOM

13' 2" x 9' 8" (4.02m x 2.95m)















## THW Estate Agents

25b Crescent Road, Windermere - LA23 1BJ

015394 47825 • [windermere@thwestateagents.co.uk](mailto:windermere@thwestateagents.co.uk) • [www.thwestateagents.co.uk](http://www.thwestateagents.co.uk)

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