



# Windermere

£345,000

36 Park Avenue, Windermere, Cumbria, LA23 2AX

A well maintained 3-bedroomed semi-detached house, offering comfortable accommodation. With pleasant outlook, outside seating area and gardens to the front and rear. Conveniently located near Windermere village and local schools, this property is an ideal family home. Local occupancy clause applies.

## Quick Overview

3 bedroomed semi-detached house  
1 reception room, 1 bathroom and 1 shower room

Convenient location

Gardens to the front and rear

No Chain

Close to amenities and schools

In good decorative order

Ideal family home

On road parking

\*Superfast Broadband Speed of 80Mbps



3



2



1



D



Superfast  
Broadband



On Road  
Parking

Property Reference: W5981



Living/Dining Room



Kitchen



Bedroom 1



Bedroom 2

**Description:** A well maintained, modern 3-bedroomed semi-detached house, offering comfortable accommodation. With views of the Lakeland fells from bedroom 2, outside seating area in the enclosed rear garden and garden to the front. Conveniently located near Windermere village and local schools, this property is an ideal family home.

The property comprises on the ground floor of hallway having a handy built in storage cupboard, living/dining room with large bay window and coal effect electric fire with marble hearth and wood surround, conservatory leading out onto the rear garden, kitchen with built in Belling electric oven, Electra gas hob with extractor over and space for dishwasher and fridge, utility room housing the Ideal gas fired central heating boiler and space for washing machine, tumble dryer and freezer, shower room with WC, inset washbasin with vanity unit and shower. To the first floor are 3 bedrooms and a bathroom, stairs from bedroom 3 lead to an attic room.

There is a local occupancy clause on the property, restricting the occupant to those that have lived or worked in Cumbria for 3 years prior to occupation.

**Location:** Situated in close proximity to Windermere village, this property offers easy access to its amenities, including shops, restaurants, schools and Queens Park recreational ground. Conveniently located near local schools, making it an ideal choice for families.

From Windermere, proceed out of the village, through Ellerthwaite Square and turn left onto Ellerthwaite Road immediately before Windermere Park Hotel. Proceed along Ellerthwaite Road which continues into Park Avenue where No.36 can be found on the right.

**Accommodation (with approximate measurements)**

**Entrance Hall**

**Living/Dining Room** 25' 11" into bay x 10' 1" max (7.9m x 3.07m)

**Conservatory** 9' 8" x 8' 0" (2.95m x 2.44m)

**Kitchen** 13' 10" x 7' 2" (4.22m x 2.18m)

**Utility Room** 6' 11" x 5' 10" (2.11m x 1.78m)



## Shower Room

Stairs from the entrance hall lead to:-

**Bedroom 1** 13' 9" x 10' 11" (4.19m x 3.33m)

**Bedroom 2** 10' 10" x 10' 2" (3.3m x 3.1m)

**Bedroom 3** 9' 10" max x 7' 1" (3m x 2.16m)

## Bathroom

Stairs from bedroom 3 to:-

**Attic Room** 18' 5" max x 14' 0" max inc stairs (5.61m x 4.27m)

## Property Information:

**Outside:** To the front of the property are various shrubs and borders and to the rear of the property is a patio seating area and lawn. Outside store with electric and power.

**Store** 6' 0" x 5' 4" max (1.83m x 1.63m)

**Services:** Mains gas, water and electricity. Gas fired central heating to radiators and double glazed windows.

**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:** //estate.playful.increment

**Notes:** \*Checked on <https://checker.ofcom.org.uk> 25th July 2023 - not verified.



Bedroom 3



Attic Room



Conservatory



Rear Garden

# 36 Park Avenue, Windermere, LA23 2AX

Approximate Area = 1290 sq ft / 119.8 sq m (excludes void)

Store = 22 sq ft / 2 sq m

Total = 1312 sq ft / 121.8 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/checom 2023. Produced for Hackney & Leigh. REF: 1014001

A thought from the owners...It has been a lovely family home for many years.

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