



# Windermere

**£399,000**

The Nook, 1 Beresford Road, Windermere, LA23 2JG

A beautifully presented 2 bedroomed end terraced house in a desirable location close to the centre of Bowness-on-Windermere and all the amenities it has to offer. The property also benefits from having a very useful sized basement and would be ideal as a permanent home, 2nd home or holiday let.

## Quick Overview

- 2 Bedroomed end terraced house
- 2 Reception room and 1 bathroom
- Quiet location
- Front & rear garden
- Useful basement
- Close to amenities
- Good decorative order
- A lovely home, 2nd home or holiday let
- On road parking
- Superfast broadband available of 80 Mbps



2



1



2



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Superfast  
Broadband



On Road  
Parking

Property Reference: W5984





Living Room



Dining Room



Kitchen



Bedroom 1

### Description:

A well presented end terraced house, fantastically located and easily accessible to the hustle and bustle of Bowness on Windermere village. As you walk into the entrance porch, to the right you have the living room consisting of a bay window and an open fire place with tiled hearth. Straight ahead from the porch is the dining room with a wood burning stove and built in cupboard with shelving. From there you enter the kitchen which includes fitted wall and base units, shelving, integrated dishwasher and an ULTIMA hot point oven with gas hob. The kitchen also has access to a large basement area perfect for storage.

Moving up to the first floor, you have bedroom 1 and 2 both including open fire places. The bathroom consisting of a built in storage cupboard, tiled flooring and part tiled walls, bath with shower over, sink with vanity unit and a separate WC. Plus a landing which includes a built in storage cupboard with shelving and Vaillant boiler plus access to loft space.

The property has both a front and rear garden and is currently used as a successful holiday let, with furniture to be sold under separate negotiation.

### Location:

To find the property continue from Windermere towards Bowness on Lake Road passing the Craig Manor Hotel and Beresford Road is soon after on the left with Beresford's Restaurant on the corner. The Nook can be found on the left hand side not too far from the junction with Craig Walk.

Accommodation: (with approximate measurements)

### Entrance porch

### Living Room

15' 0" into bay x 12' 5" (4.57m x 3.78m)

### Dining Room

14' 10" max x 9' 0" (4.52m x 2.74m)

### Kitchen

12' 3" x 7' 7" (3.73m x 2.31m)

### Landing

### Bedroom 1

12' 4" x 11' 0" (3.76m x 3.35m)



### Bedroom 2

12' 7" x 6' 7" (3.84m x 2.01m)

### Bathroom

### Separate WC

### Basement 1

12' 5" max x 11' 0" (3.78m x 3.35m)

### Basement 2

11' 4" x 8' 3" (3.45m x 2.51m)

### Property Information:

#### Outside:

The property has on road parking and benefits from both a front and rear garden with the rear garden leading onto a pedestrian lane.

#### Services:

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

#### Tenure:

Freehold. Vacant possession upon completion.

#### Council Tax:

Westmorland and Furness Council - Band D.

#### 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:

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**Notes:** \*Checked on <https://checker.ofcom.org.uk> 28th July 2023 - not verified.



Bedroom 2



Basement



Bathroom

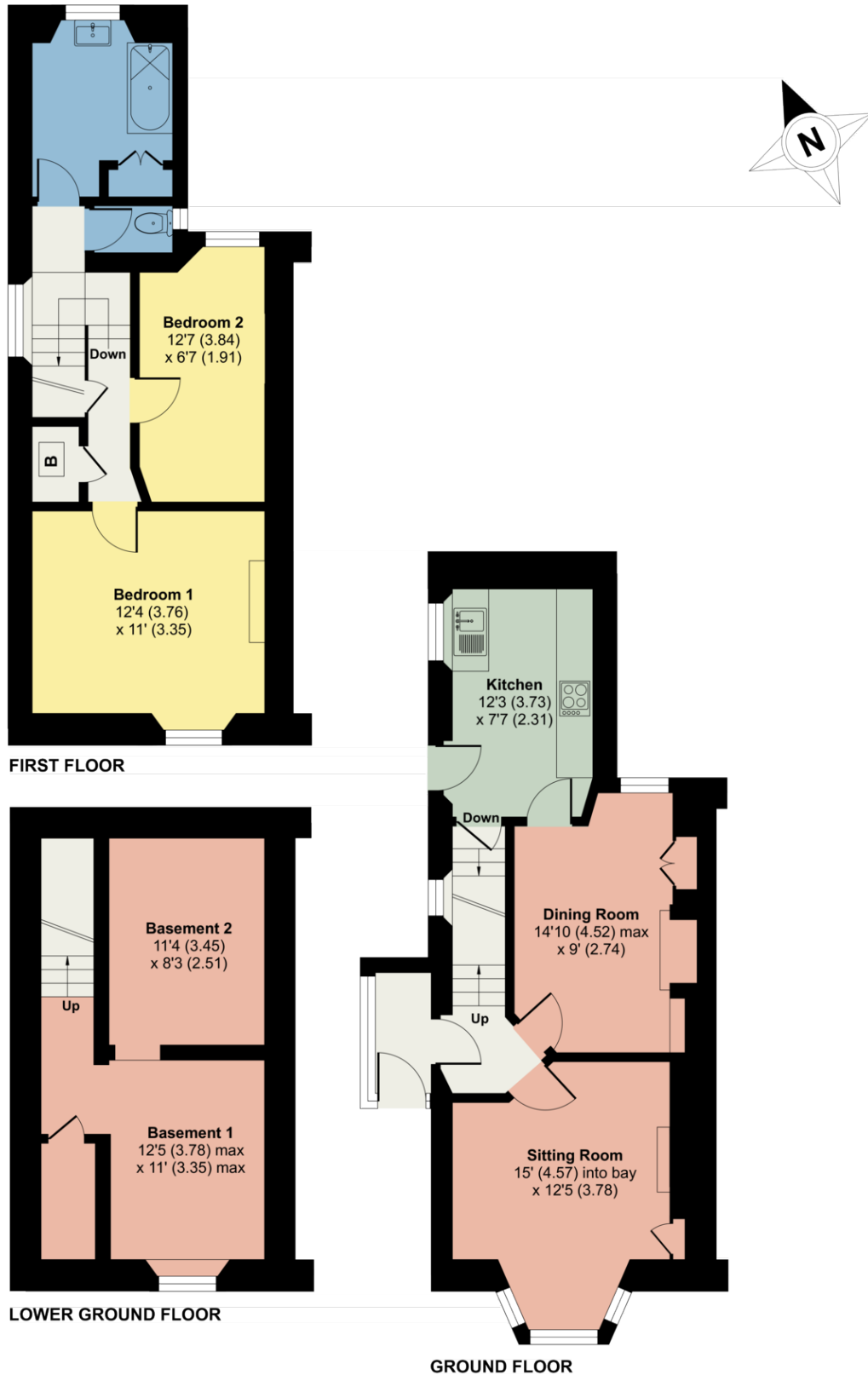


Rear Garden

# The Nook, 1 Beresford Road, Bowness-on-Windermere,

Approximate Area = 1200 sq ft / 111.4 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). © nchecon 2023. Produced for Hackney & Leigh. REF: 1014943

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