



72 Claife Avenue, Windermere
£260,000



72 Claife Avenue

Windermere

A well proportioned semi-detached property situated within a popular residential area within the town of Windermere. Location is a key advantage of this property, as it offers easy access to the natural beauty of the Lake District National Park. Whether you enjoy scenic hikes or tranquil walks, the park is ready to be explored, providing endless opportunities for outdoor activities. Local transport services are also easy to access as with links to the M6 motorway.

The property offers comfortable and spacious living with the added benefit of a semi detached layout. Upon entering the property, you will find a welcoming sitting room, a kitchen that is well-equipped and boasts ample storage and workspace and a practical utility room, ideal for laundry and storage purposes to the ground floor. The first floor offers three bedrooms and a family bathroom. The property benefits from gas central heating.

To the front there is a generous sized lawn with trees and hedges with the rear garden being enclosed with a greenhouse, hedges to both sides and a lawn. Both the front and rear garden are in need of some maintaining. On road parking applies as does a **OCCUPANCY RESTRICTION**.

GROUND FLOOR

SITTING ROOM

16' 9" x 12' 11" (5.11m x 3.93m)

Both max. Two single glazed windows, two radiators, electric fireplace.

KITCHEN

16' 10" x 8' 9" (5.13m x 2.66m)

Both max. Double glazed door, two single glazed windows, two radiators, base and wall units, stainless steel sink, integrated oven, electric hob with extractor/filter over, space for fridge freezer, space for dishwasher, built in cupboard, tiled splashback, recessed spotlights.

UTILITY ROOM

6' 3" x 5' 6" (1.91m x 1.67m)

Both max. Sing glazed window, sink, plumbing for washer dryer, gas combination boiler.

HALLWAY

3' 7" x 3' 3" (1.10m x 1.00m)

Both max. Radiator.

PORCH

4' 6" x 3' 3" (1.37m x 1.00m)

Both max. Double glazed door.





FIRST FLOOR

BEDROOM

13' 1" x 12' 1" (3.99m x 3.68m)

Both max. Single glazed window, radiator, built in cupboard.

BEDROOM

12' 1" x 8' 10" (3.68m x 2.70m)

Both max. Single glazed window, radiator, built in wardrobe.

BEDROOM

10' 0" x 6' 10" (3.05m x 2.09m)

Both max. Single glazed window, radiator.

BATHROOM

6' 2" x 5' 1" (1.89m x 1.54m)

Both max. Single glazed window, heated towel radiator, three piece suite comprises W.C. wash hand basin, walk in fully tiled shower with electric shower fitment, fully tiled walls, extractor fan.

LANDING

9' 6" x 4' 10" (2.89m x 1.48m)

Both max. Single glazed window, built in cupboard.





OUTSIDE

An enclosed garden to the rear with well established hedges to either side, greenhouse, stepping stones with a lawn surrounding. At the front of the property is a lawn with hedges and trees. In need of some maintenance to the front and rear of the house.

ON ROAD

On road parking.

EPC RATING D

SERVICES

Mains electric, mains gas, mains water, mains drainage.

COUNCIL TAX: BAND C

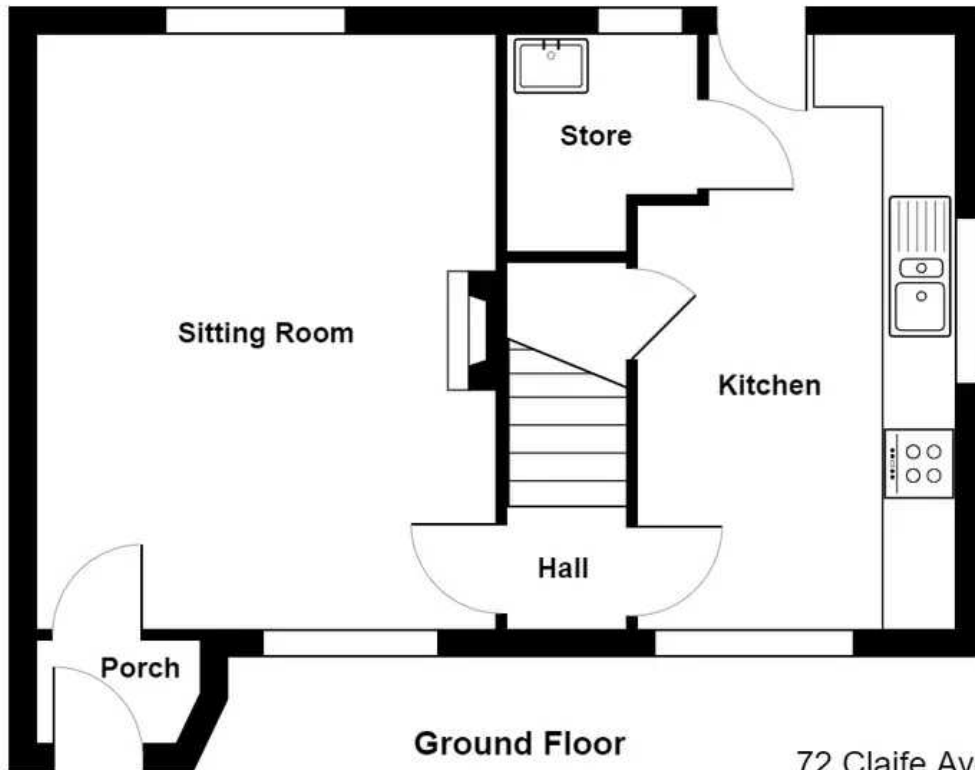
TENURE: FREEHOLD

DIRECTIONS

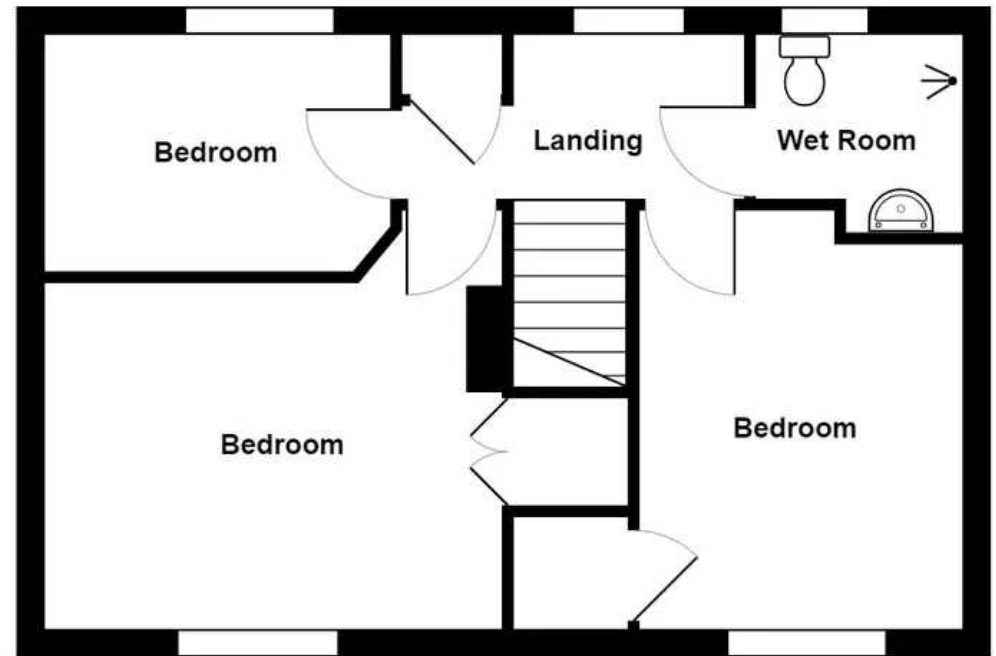
From Crescent Road turn left into Oak Street then take the second turning on the left into Droomer Drive, follow the road around to the right taking the turning on the left into Claife Avenue. take the next left and 72 Claife Avenue can be found on the right.

WHAT3WORDS: irrigate.grins.move.





Ground Floor



First Floor

72 Claife Avenue, Windermere

Total Area: 78.6 m² ... 846 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.

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