



## Windermere

£260,000

9 Whinfield Road, Windermere, Cumbria, LA23 2AS

A 2 bedroomed, 2 reception roomed semi-detached house perhaps now in need of a bit of modernisation with upvc double glazed windows and gas fired central heating.

Ideal as a family home with front and back garden and situated close to Queen's Park recreational ground with its children's play area and pump track, football and cricket pitches etc. Local occupancy conditions apply.

### Quick Overview

2 bedroomed semi-detached house

2 reception rooms and 1 bathroom

Convenient location

Front and rear garden

No chain

Close to amenities and schools

In need of modernisation

Local occupancy applies

On road parking

\*Superfast Broadband speed of 80mbps available



2



1



2



E



Superfast  
Broadband



On Road  
Parking

Property Reference: W6007





Living Room



Living Room



Dining Room



Kitchen

**Description:** 9 Whinfield Road is a 2 bedroomed ex local authority semi-detached house and has block and brick walls with whitened rendered elevations under a pitched slated roof.

The property comprises on the ground floor of hall, living room which is dual aspect and has a coal effect gas fire with tiled hearth and surround and built in cupboards, one housing the Ideal Atlantic boiler, dining room with views to the fells and kitchen which is also dual aspect and has views to School Knott, a cooker point, plumbing for washing machine and a pantry. On the first floor are 2 bedrooms, bedroom 1 being dual aspect and has built in wardrobe and bedroom 2 having views of School Knott and a bathroom with WC, bath and washbasin. Outside there are front and rear gardens.

There is a local occupancy clause on the property, restricting purchasers to those that have lived or worked in Cumbria for 3 years prior to purchase and it must be the occupants main or principle residence.

**Location:** Located in a pleasant residential area of Heathwaite. From the centre of Windermere proceed towards Bowness on New Road. Bear left onto Ellerthwaite Road opposite Hackney & Leighs office. Follow Ellerthwaite Road around which continues as Whinfield Road and the property can be found on the left. Queen's Park recreational ground is only 50 yards from the property.

**Accommodation:** (with approximate measurements)

**Hallway**

**Living Room**

14' 10" x 11' 0" max (4.52m x 3.35m)

**Dining Room**

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

**Kitchen**

15' 1" max x 8' 5" max (4.6m x 2.57m)



Stairs from the entrance hall lead to first floor:

#### Bedroom 1

15' 9" x 10' 0" (4.8m x 3.05m)

#### Bedroom 2

15' 0" x 11' 5" max (4.57m x 3.48m)

#### Bathroom

#### Property Information:

**Outside:** Gardens to the front and rear with lawned areas, various shrubs, plants and trees and walled borders. Timber Shed and outside tap.

**Services:** Mains gas, water and electricity. Double glazed windows and gas central heating.

**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:** //combines.boils.villas

**Notes:** \*Checked on <https://checker.ofcom.org.uk> 27th September 2023 - not verified.



Bedroom 1



Bedroom 2



Garden



View

# 9 Whinfield Road, Windermere, LA23

Approximate Area = 798 sq ft / 74.1 sq m

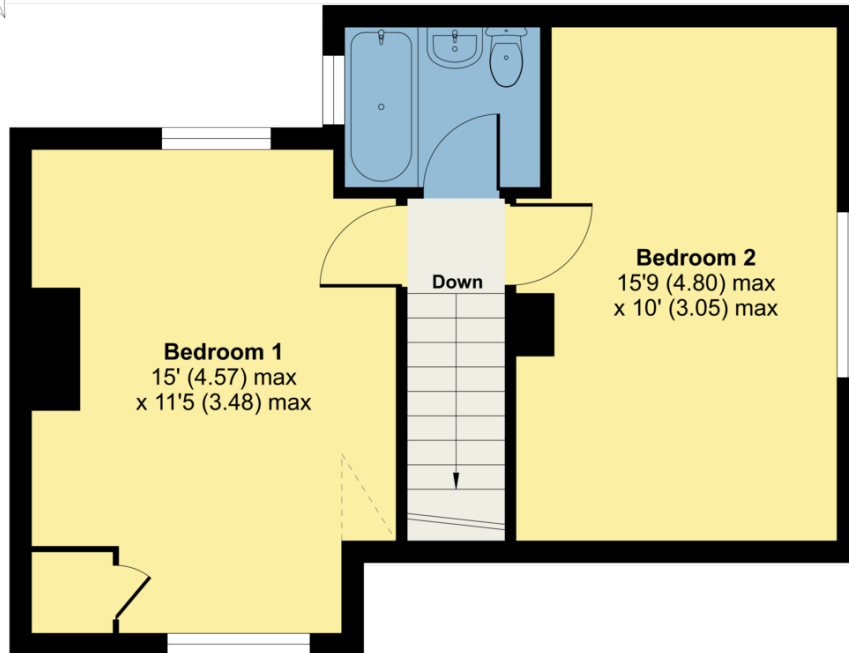
Limited Use Area(s) = 2 sq ft / 0.1 sq m

Total = 800 sq ft / 74.2 sq m

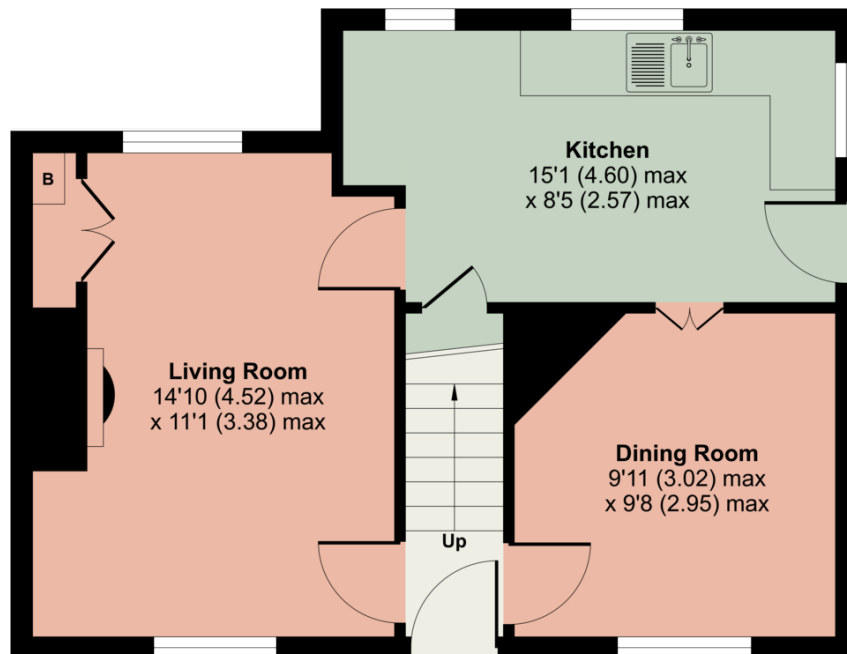
For identification only - Not to scale



Denotes restricted head height



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Hackney & Leigh. REF: 1039593

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