



3 Beresford Road, Windermere  
£400,000



### 3 Beresford Road

#### Windermere

A well presented mid terraced period property being conveniently located between Windermere and Bowness having all the shops, restaurants and bars within easy reach yet being quietly tucked away towards the end of Beresford Road. With easy access to local transport services, road links to the M6 motorway and the rest of the Lake District National Park.

The well proportioned accommodation comprises a entrance hall, sitting room, dining room, kitchen to the ground floor with a cellar to the lower ground floor. The first floor offers three bedrooms, bathroom and a cloakroom with the second floor having an attic room. The property benefits from double glazing and gas central heating.

Outside to the rear is an enclosed patio garden with a further garden to the front with a seating area as well. On road parking to the front.

## LOWER GROUND FLOOR

### BASEMENT

13' 3" x 12' 4" (4.03m x 3.75m)

Both max. Double glazed window, plumbing for washer dryer, space for fridge freezer, light and power.

### GROUND FLOOR

#### ENTRANCE HALL

5' 10" x 2' 11" (1.77m x 0.90m)

Both max. Double glazed window, timber door.

#### HALLWAY

9' 6" x 3' 8" (2.89m x 1.11m)

Both max. Radiator, wood flooring.

#### SITTING ROOM

16' 2" x 9' 8" (4.93m x 2.95m)

Both max. Double glazed window, multi fuel stove, fitted cabinets.

#### DINING ROOM

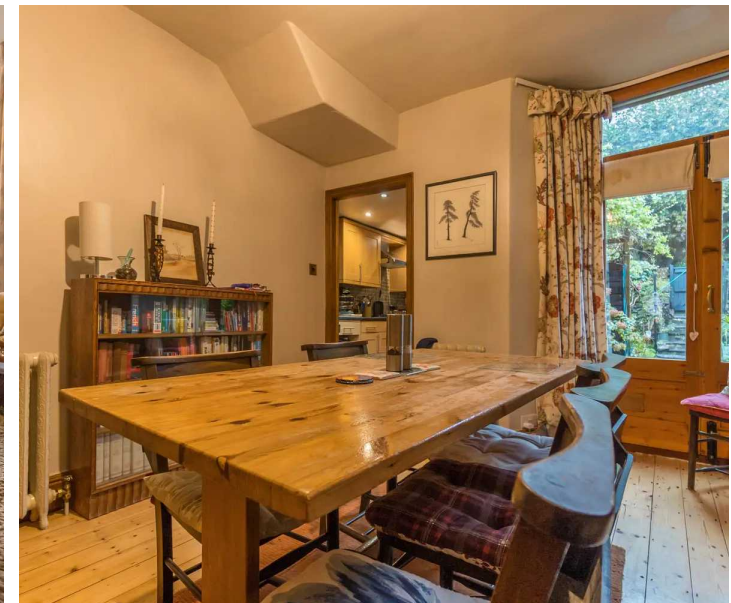
13' 9" x 10' 8" (4.20m x 3.26m)

Both max. Double glazed door, radiator, fitted cabinets, wood flooring.

#### KITCHEN

13' 7" x 7' 7" (4.13m x 2.31m)

Both max. Double glazed door, double glazed window, good range of base and wall units, stainless steel sink, integrated oven, gas hob, extractor/filter over, integrated fridge, tiled splashback, recessed spotlights.





## FIRST FLOOR

### LANDING

12' 11" x 5' 5" (3.93m x 1.65m)

Both max. Double glazed Velux window, radiator, gas combination boiler.

### BEDROOM

11' 6" x 10' 6" (3.50m x 3.20m)

Both max. Double glazed window, radiator, fitted wardrobe and cupboards.

### BEDROOM

9' 6" x 8' 7" (2.89m x 2.62m)

Both max. Double glazed window, radiator, wood flooring.

### BEDROOM

8' 10" x 7' 8" (2.69m x 2.33m)

Both max. Double glazed window, radiator, wood flooring.

### BATHROOM

8' 1" x 4' 10" (2.47m x 1.48m)

Both max. Heated towel radiator, three piece suite comprises W.C. wash hand basin to vanity and bath with thermostatic shower over, extractor fan, partial tiling to walls, wood flooring.

### CLOAKROOM

4' 9" x 3' 10" (1.44m x 1.18m)

Both max. Double glazed window, W.C. wash hand basin, wood flooring.

## SECOND FLOOR

### ATTIC ROOM

13' 1" x 9' 1" (3.99m x 2.78m)

Both max. Double glazed Velux window, stone features.





## OUTSIDE

An enclosed patio garden to the rear of the property with space for garden furniture, potted plants and includes a shed. To the front is a small garden with well established hedges and borders with a seating area.

## ON ROAD

On street parking.

## EPC RATING E

## SERVICES

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

## COUNCIL TAX: BAND D

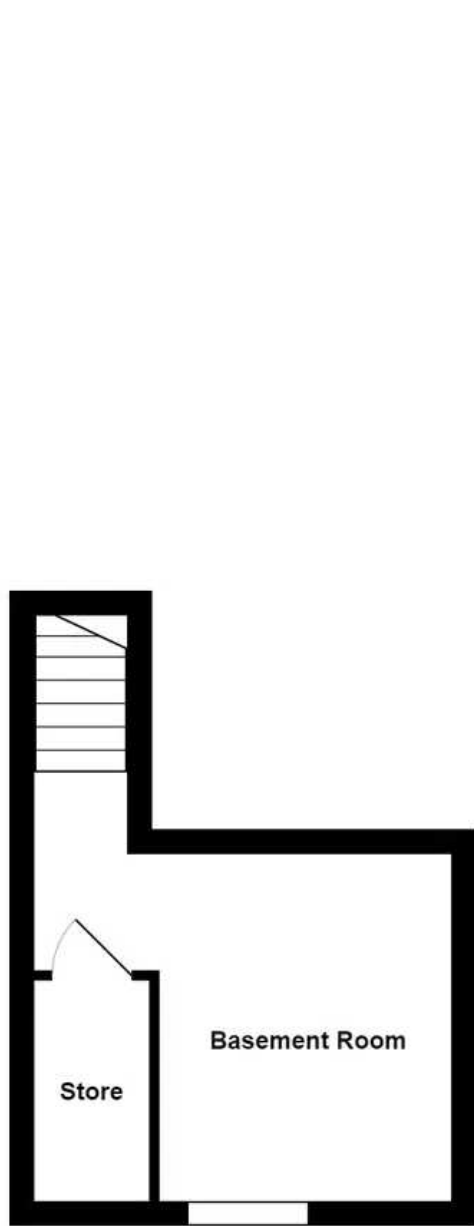
## TENURE: FREEHOLD

## DIRECTIONS

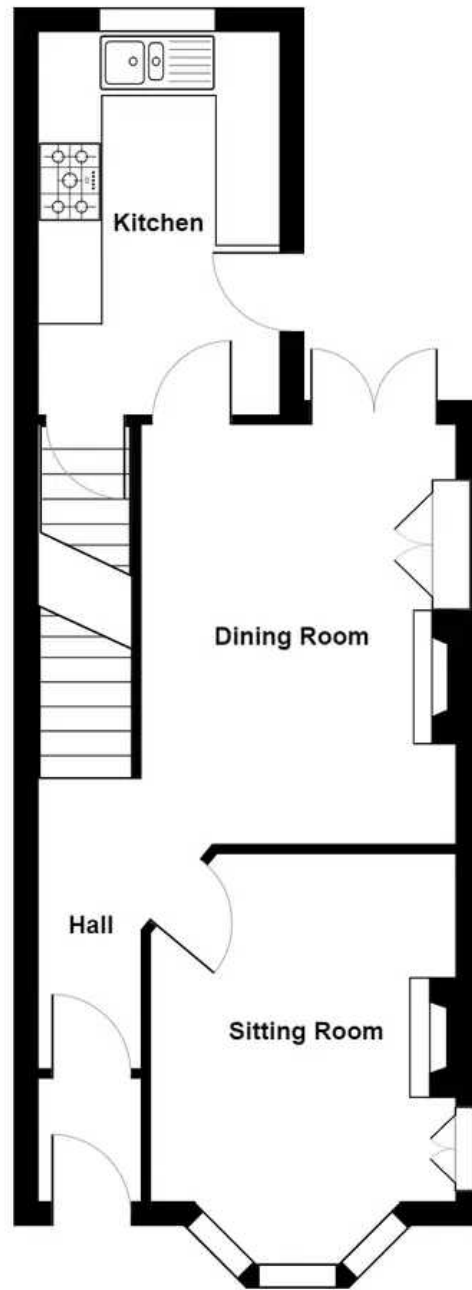
From Windermere village proceed down Lake Road passing the Police Station on your left and the Crag Manor on your right. Then take the turning on the left on to Beresford Road and number 3 is located on the left.

WHAT3WORDS: blotchy.items.micro

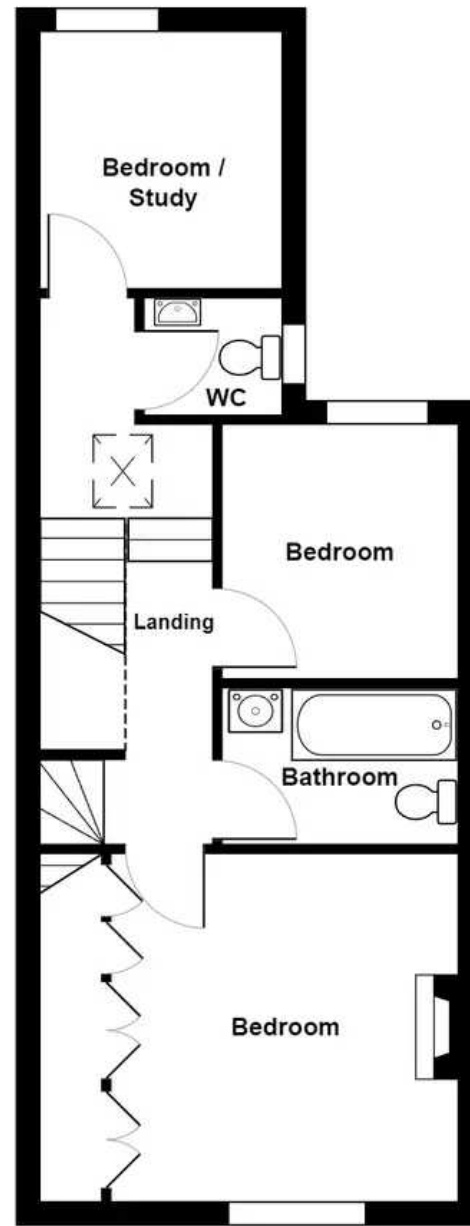




**Basement**



**Ground Floor**

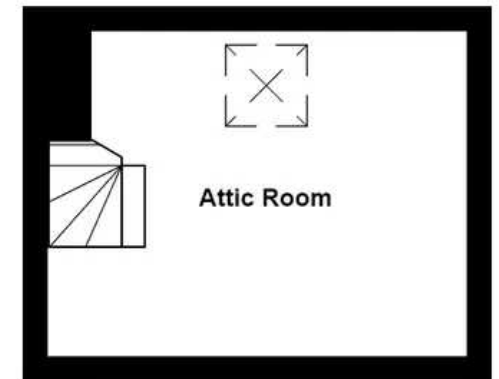


**First Floor**

3 Beresford Road, Windermere

Total Area: 106.1 m<sup>2</sup> ... 1142 ft<sup>2</sup>

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



**Second Floor**



## 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)



Your Local Estate Agents **Thomson Hayton Winkley**