



## 3 Reston Cottages, Staveley

Guide Price £145,000





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FOR SALE BY AUCTION ON THURSDAY 12TH  
DECEMBER 2024 AT THE HALSTON CARLISLE, 12  
NOON

A well proportioned, charming mid-terraced cottage with countryside views from the front aspect located on the fringe of the popular Lake District village of Staveley where there are numerous amenities including a post office, cafes, convenience store, bakery, church, primary school, railway station, public houses/restaurants, doctors surgery, chemist and the ever popular Mill Yard. Staveley is equally convenient for the market town of Kendal and Windermere village and offers easy access to the M6.

The well presented accommodation, which retains many period features, briefly comprises of an entrance hall, sitting room and kitchen to the ground floor and two bedrooms and a bathroom to the first floor. The cottage benefits from part double and single glazing and gas central heating.

Outside offers a patio garden to the rear and off road parking to the front of the cottage.

- Mid-terraced property
- Sitting room
- Two bedrooms
- Enclosed yard to the rear
- Off road parking
- Part single and double glazed windows
- Desirable location

From Windermere take A591 in the direction of Kendal. Pass through Ings and after leaving the 40mph restriction, take the second entrance on the left where you will see a row of four terraced cottages. Number 3 is clearly marked and is the second cottage of the row.  
WHAT3WORDS:excusing.storming.kings

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E





## GROUND FLOOR

### ENTRANCE HALL

4' 4" x 3' 3" (1.32m x 1.00m)

Both max. Double glazed door, double glazed window.

### SITTING ROOM

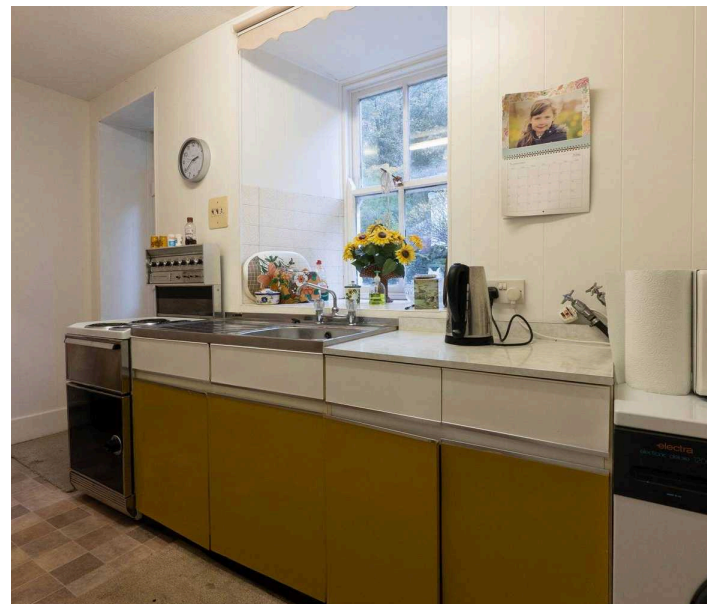
12' 7" x 11' 5" (3.83m x 3.48m)

Both max. Double glazed window, radiator, gas fireplace, built in cupboards housing gas and electric meters.

### KITCHEN

13' 7" x 8' 1" (4.14m x 2.47m)

Both max. Double glazed door, single glazed window, radiator, base units, stainless steel sink, space for oven, space for fridge freezer, plumbing for washer dryer, tiled splashback, understairs storage.



## FIRST FLOOR

### LANDING

5' 2" x 2' 11" (1.58m x 0.89m)

Both max. Loft access.

### BEDROOM

10' 9" x 10' 0" (3.27m x 3.05m)

Both max. Double glazed window, radiator, exposed beams, built in cupboard.

### BEDROOM

10' 4" x 7' 10" (3.15m x 2.39m)

Both max. Single glazed window, radiator, exposed beams.

### BATHROOM

10' 4" x 5' 7" (3.15m x 1.71m)

Both max. Single glazed window, radiator, three piece suite comprises W.C. wash hand basin and bath, built in cupboard housing hot water cylinder, tiled splashback.

### IDENTIFICATION CHECKS

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## 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)

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