



Windermere

£495,000

Thornccliffe, Princes Road, Windermere, Cumbria, LA23 2DD

A beautifully presented 4/5 bed roomed mid terraced house in a desirable location close to the local schools plus the centre of Windermere and all the amenities it has to offer. The property also benefits from having a very useful sized basement and would equally be a permanent home, 2nd home or holiday let.

Anti-Money Laundering Regulations: Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Quick Overview

- 4/5 Bed roomed mid terraced house
- 2 Reception rooms 1 bathroom & 3 ensuite shower rooms
- Convenient location
- Rear patio
- Large basement area with utility and bedroom 5/office
- Close to schools and amenities
- In good decorative order
- A lovely family home, 2nd home or holiday let
- On road parking
- Superfast broadband available of 69 Mbps

Property Reference: W6029



Sitting Room



Dining Room



Kitchen



Bedroom 1

Descriptor: A well presented mid terraced house, fantastically located and easily accessible to the hustle and bustle of both Bowness and Windermere villages. As you walk into the hallway, to the left you have the living room consisting of a bay window and an open fire place with slate hearth. After the living room you then have the dining room with built in storage cupboards, log burner and access to the rear patio and Kitchen. The kitchen consists of built in wall and base units with integrated fridge/freezer and dish washer, two Bosch ovens and Bosch induction hob, a Quooker hot water tap and a wine fridge will also be included in the sale. From the kitchen you head down to the basement which has a utility room including washing machine and built in wall and base units. An office space/bedroom 5 with shelved walls and built in storage space, plus a separate walk in cupboard.

Moving up to the first floor, you have the main household bathroom with WC, washbasin and vanity unit, bath and shower over. Bedroom 1 and 2 both including ensuite shower rooms. Plus a landing which includes a built in storage cupboards with gas boiler. The second floor also consist of bedroom 3 including an ensuite shower room and bedroom 4 having spectacular views of the Lakeland fells.

The property benefits from a rear patio area plus shared pedestrian access and drying rights for the rear garden area behind. Thorncliffe would make an ideal home, second home or holiday let.

Location: Centrally located midway between Bowness and Windermere. Proceed towards Bowness from Windermere on Lake Road, bearing left immediately after the pelican crossing on to Thornbarrow Road. Follow the road up and Princes Road is the next left with Thorncliffe being half way along the road opposite the local primary school.

Accommodation: (with spproximate measurements)

Living Room 15' 9" into bay x 11' 0" (4.8m x 3.35m)

Dining Room 12' x 10' 3" (3.66m x 3.12m)

Kitchen 10' 9" x 8' 3" (3.28m x 2.51m)

First Floor:

Bedroom 1 12' 0" max x 11' 8" (3.66m x 3.56m)

Bedroom 2 12' 0" x 9' 0" (3.66m x 2.74m)

Bathroom

Second Floor:

Bedroom 3 14' 9" x 12' 0" average (4.5m x 3.66m)

Bedroom 4 12' 1" x 8' 11" (3.68m x 2.72m)

Basement:

Utility 11' 9" x 10' 4" (3.58m x 3.15m)

Office/Bedroom 5 11' 2" x 10' 7" (3.4m x 3.23m)

Property Information:

Outside: The property has on road parking and benefits from a rear patio area with shared pedestrian access and drying rights to a rear grassed area.

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 E.

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: //flitting.panther.whips

Notes: *Checked on <https://checker.ofcom.org.uk> 11th December 2023 - not verified.



Bedroom 2



Bedroom 3

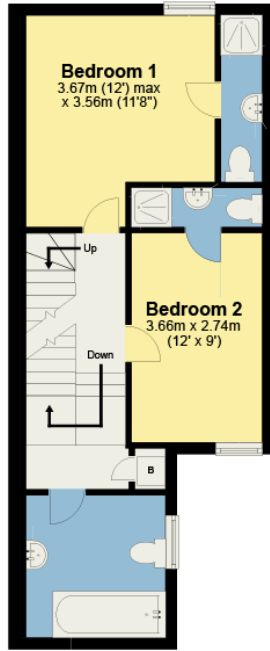


Bedroom 4

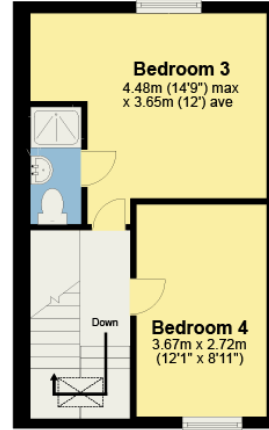


Office/Bedroom 5

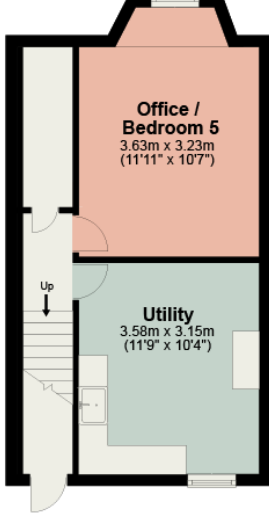
First Floor



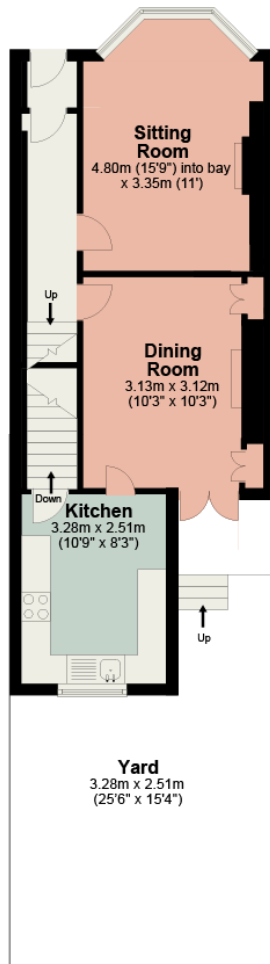
Second Floor



Basement



Ground Floor



This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.

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