



Ambleside

£275,000

51 Castlefield, Ambleside, Cumbria, LA22 9BQ

A lovely mid terraced family home set in an elevated location overlooking neighbouring properties and to the fells beyond. Offering 3 bedroomed accommodation, having double glazed windows, gas fired central heating and rear tiered garden. Local Occupancy Condition applies.

Quick Overview

- Mid terrace family home
- 3 bedrooms
- 1 reception/ 1 bathroom
- Elevated location with superb fell views
- Occupancy conditions apply
- A short stroll from central Ambleside
- Rear garden
- Gas central heating
- Roadside parking
- Ultrafast Broadband 1000Mbps*



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Ultrafast
Broadband



On Road
Parking

Property Reference: AM4024



Lounge



Lounge



Kitchen



Bedroom 1

Location From Ambleside, proceed along Rydal Road bearing right into Greenbank Road (just after the Ambleside Health Centre). Continue up this road bearing first right into Castlefield. Proceed up the hill and follow the road around to the left, where number 51 can be found a short way along on the right.

What3Words ///awoken.toward.cleanser

Description A lovely mid terraced family home set in an elevated location overlooking neighbouring properties and to the fells beyond. Offering 3 bedroomed accommodation, having double glazed windows, gas fired central heating and rear tiered garden. Local Occupancy Condition applies.

51 Castlefield is a welcoming loved family home, situated towards the middle of a small terrace. The accommodation comprises of entrance porch leading to a bright lounge with stunning views of Loughrigg from the large picture window, this room is ideal for gathering with friends and family. The breakfast kitchen with ample space to cook, relax and dine is part tiled and has wall and base units with complementary work surfaces and integrated appliances including a Beko four ring gas hob and a separate Kenwood electric oven. Benefitting from a large utility/boot room extension having plumbing provision for an automatic washing machine, and a separate useful downstairs cloakroom WC. An external door leads to the tiered rear garden. On the first floor are 2 good sized double bedrooms, and a third bedroom equally suited as a home office. The family bathroom is part tiled and has a three piece suite comprising panel bath with Triton shower over, a wash basin set above a stylish vanity unit of drawers, and a WC. The property benefits from gas fired central heating and uPVC double glazed windows.

A Local Occupancy Condition applies, meaning the property must be the purchaser's main or principle residence, and that they have lived or worked in the County of Cumbria for the last 3 years.(Further details upon request).

Accommodation (with approximate dimensions)

Entrance Porch
Stairs to first floor.

Lounge
15' 0" x 12' 8" (4.58m x 3.87m)

Breakfast Kitchen
12' 2" x 10' 3" (3.72m x 3.12m)

Utility Room
18' 6" x 5' 7" (5.63m x 1.69m)

WC Cloakroom

First Floor

Landing

Loft access point.

Bedroom 1

12' 0" x 9' 10" (3.68m x 3.02m) Fitted wardrobes.

Bedroom 2

14' 1" x 10' 0" (4.29m x 3.04m) A wall of fitted wardrobes including one housing the Worcester gas boiler.

Bedroom 3/ Home Office

9' 5" x 7' 9" (2.87m x 2.37m)

Bathroom

Outside

Garden

Small easily maintained front garden. A tiered rear garden with paved patio and lawned area and stunning views to the lower slopes of Fairfield. Timber shed.

Property Information:

Services

Mains gas, electricity, water and drainage. Gas central heating to radiators and double glazing.

Tenure

Freehold.

Council Tax

Westmorland and Furness District Council - Band C

Energy Performance Certificate

The full Energy Performance Certificate is available on our website and also at any of our offices.

Viewings

Strictly by appointment with Hackney & Leigh Ambleside Office.



Bedroom 2



Bedroom 3

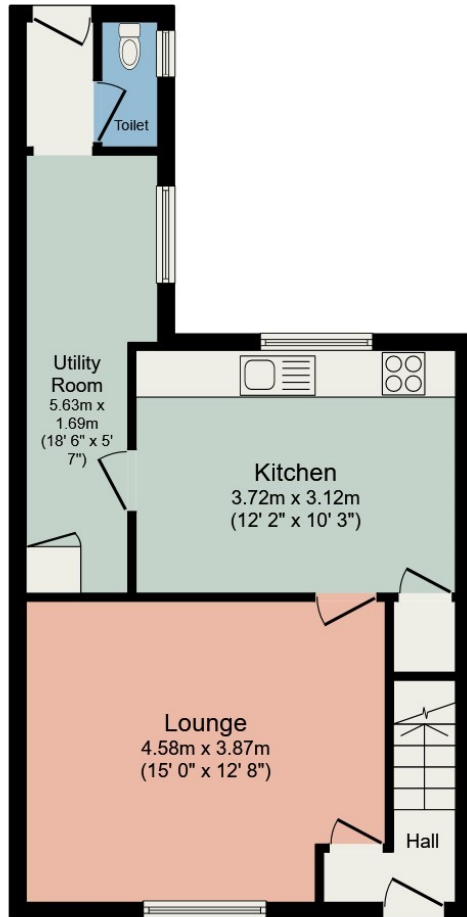


Aerial View of Castlefield

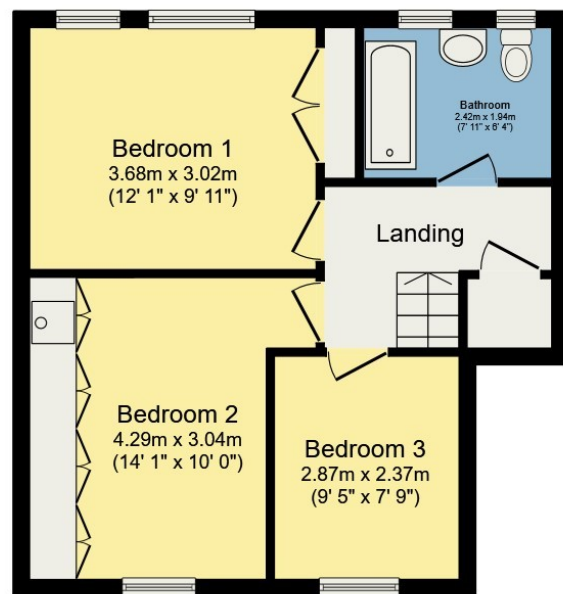


Castlefield

Castlefield, Ambleside



Ground Floor



First Floor

Total floor area 90.2 m² (971 sq.ft.) approx

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

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