



## Windermere

£295,000

7 Fairfield Road, Windermere, Cumbria, LA23 2DR

A 3 bedroomed semi-detached family home extended to the rear on the ground floor with front and rear patio, separate single garage and driveway parking, now in need of refurbishment and priced accordingly. Set in a most convenient location within walking distance of Windermere village amenities, Queens Park Recreational Ground, local primary schools, local transport and of course easy access to School Knott walk and the Dales Way too.

### Quick Overview

3 Bedroomed semi detached house

2 Reception rooms and 1 bathroom

Quiet yet convenient location

Patio Area at front and rear

No chain

Close to amenities and local primary schools

In need of refurbishment

Ideal family home, 2nd home or holiday let

Single garage and driveway parking

Superfast fibre broadband available



3



1



2



E



Superfast  
Fibre  
Broadband



Garage & Off  
Road Parking

Property Reference: W6048





Living Room



Dining Room



Kitchen



Bedroom 1

**Location:** Fairfield Road occupies a convenient location within the Heathwaite area of Windermere set close to the foot of School Knott providing some pleasant walks nearby and Queens Park Recreational Ground. From Windermere proceed out of the village towards Bowness turning left onto Ellerthwaite Road just before the Windermere Park Hotel. Continue along and turn right at the 'T' junction onto Park Road and then left onto Limethwaite Road. Proceed along Limethwaite Road turning second right into Fairfield Road where No. 7 can be found a short way along on the left hand side.

**Property Overview:** 7 Fairfield Road is a good sized semi-detached house set in a quiet location, yet within walking distance of the amenities and Queens Park Recreation Ground. The accommodation comprises to the ground floor of, entrance hall, lounge with gas fireplace and dining room with shelved storage cupboard housing the hot water tank. The kitchen includes fitted wall and base units, built in dishwasher and fridge freezer, oven and electric hob. To the first floor are 3 bedrooms with bedroom 1 and 2 having built in wardrobe/cupboard and a bathroom comprising of WC, washbasin and bath with shower over.

Outside is a detached garage in relatively poor condition, with driveway parking and manageable front and rear patio areas. With modernisation, this property would make an ideal main residence, second home or holiday let and is priced accordingly.

**Accommodation:** (with approximate measurements)

**Entrance Hall**

**Living Room** 19' 9" x 10' 3" (6.02m x 3.12m)

**Dining Room** 12' 6" x 9' 11" max (3.81m x 3.02m)

**Kitchen** 13' 1" x 8' 0" (3.99m x 2.44m)

**Stairs to first floor**

**Bedroom 1** 13' 7" x 10' 3" (4.14m x 3.12m)

**Bedroom 2** 13' 11" x 6' 7" (4.24m x 2.01m)

**Bedroom 3** 10' 3" x 6' 0" (3.12m x 1.83m)

## Bathroom

Garage 20' 0" x 8' 0" (6.1m x 2.44m)

## Property Information:

**Services:** Mains gas, water, drainage and electricity.

**Tenure:** Freehold. Vacant possession upon completion.

**Council Tax:** Westmorland and Furness Council - Band D.

**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 Windermere Sales Office.

**What3Words:** ///bedspread.entry.civil

**Notes:** \*Checked on <https://www.openreach.com/> 14th March 2024 - not verified.



Bedroom 2



Bedroom 3



Bathroom



Rear Elevation



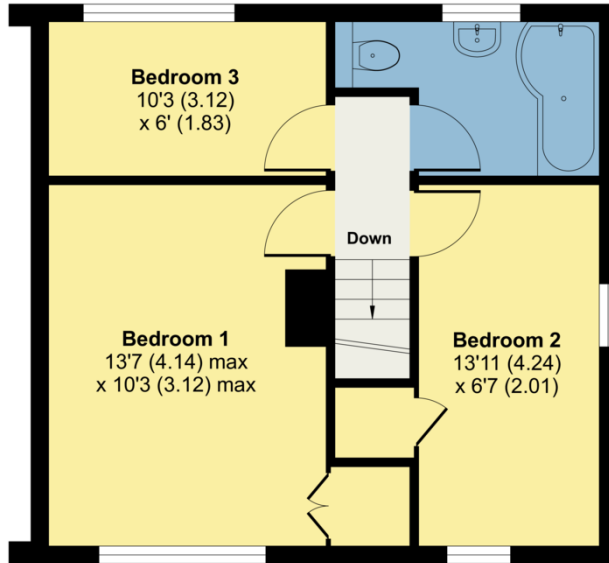
# 7 Fairfield Road, Windermere LA23

Approximate Area = 940 sq ft / 87.3 sq m

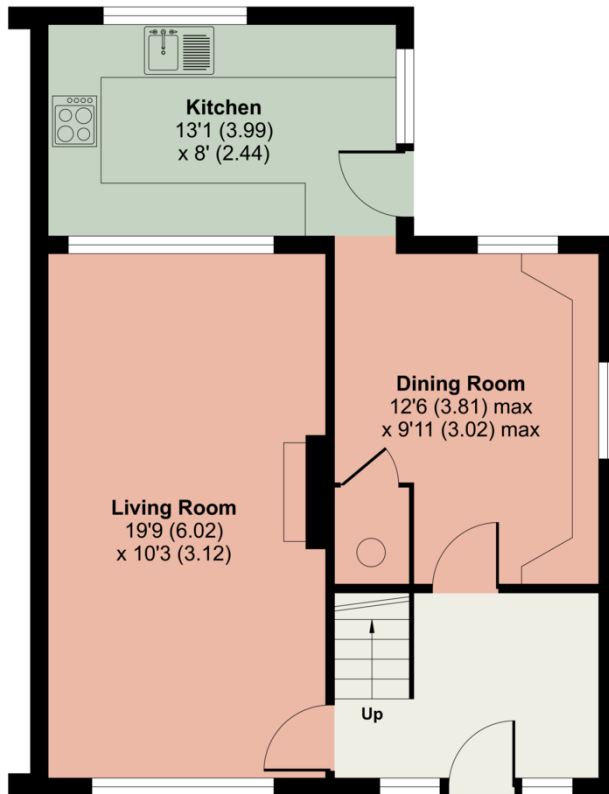
Garage = 160 sq ft / 14.8 sq m

Total = 1100 sq ft / 102.1 sq m

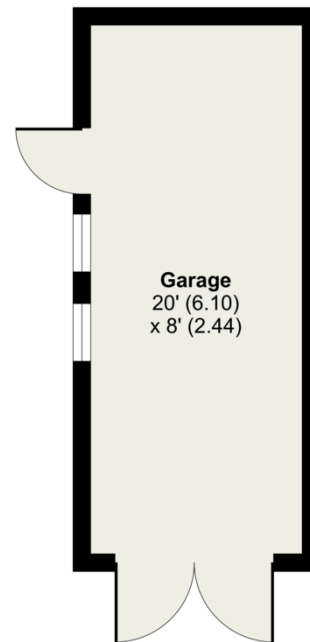
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1097119

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