



# Windermere

£300,000

26 Thornthwaite Road, Windermere, Cumbria, LA23 2DN

A well presented and well cared for home, situated in a wonderful location set back from the village but within close walking distance to all the amenities on offer plus a stone's throw from the recreational ground. This end of terraced 3 bedroomed property is an ideal home, second home or indeed holiday let.

## Quick Overview

- 3 Bedroomed end terraced house
- 1 reception room and 1 bathroom
- Convenient location
- Rear patio
- Views of the fells from the attic room
- Close to amenities and local schools
- In good decorative order
- Suitable as a family home, 2nd home or holiday let
- On road parking
- \*Superfast fibre broadband available



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Superfast  
Fibre  
Broadband



On Road  
Parking

Property Reference: W6062





Living room



Living Room



Living/Dining room



Kitchen

**Description:** A well presented and well cared for home, situated in a wonderful location set back from the village but within close walking distance to all the amenities on offer plus a stone's throw from the recreational ground. This end of terraced 3 bedroomed property is an ideal home, second home or indeed holiday let.

**Location:** Situated in the popular Heathwaite residential area of Windermere convenient for the amenities of Bowness and Windermere villages and having a local shop, Queens Park Recreation Ground and sports facilities, primary school and local walks all close at hand.

From Windermere proceed towards Bowness down New Road turning left into Ellerthwaite Road. Follow the road along and turn right at the 'T' junction onto Park Road and then second left into Thornthwaite Road. No.26 is a short way along on the right.

**Property Overview:** This property offers spacious and well presented accommodation arranged over three floors. A splendid family home which would equally suit as a holiday let or weekend retreat. The property has been the current owners home for a 40 plus years. The property comprises of entrance porch leading into the entrance hall. The bright large living/dining room has a coal effect gas fire with stone surround and slate hearth. There are useful built in storage cupboards and inset shelving and also a pantry. A door leads to the outside rear patio area. The kitchen has appliances of integrated Bosch double oven, AEG gas hob with extractor over and integrated AEG dishwasher and integrated fridge. A cupboard houses the Zanussi gas central heating boiler. Stairs from the hallway lead to the first floor landing. On the first floor are 3 bedrooms, a cloakroom with WC and washbasin and a bathroom with a Jacuzzi bath and shower over, WC and his and hers washbasins and vanity unit. A lovely spiral staircase leads from the first floor landing to the attic room which has built in under eaves storage and further built in cupboards and views to the Lakeland fells.

Outside to the front of the property is a patio seating area and to the rear of the property is a further patio area with a gate leading to the rear of the property which is shared with neighbouring properties. There is also a handy insulated studio which has electric and a further shed which is ideal for storage.

**Accommodation:** (with approximate measurements)

**Entrance Porch**

**Hallway**

**Living Room** 22' 11" max x 13' 9" max (6.99m x 4.19m)

**Kitchen** 10' 2" x 7' 10" (3.1m x 2.39m)

**Stairs from the hallway lead to the first floor:**

**Landing**

**Bedroom 1** 13' 5" x 9' 8" (4.09m x 2.95m)

**Bedroom 2** 11' 2" max x 9' 2" (3.4m x 2.79m)



**Bedroom 3** 10' 0" x 7' 0" (3.05m x 2.13m)

**Cloakroom**

**Bathroom**

A spiral staircase from the first floor landing leads to:

**Attic Area** 15' 7" x 11' 0" max (4.75m x 3.35m)

**Outside:** To the front of the property is a patio seating area and to the rear of the property is a further patio area, a insulated studio and shed.

**Property Information:**

**Services:** Mains gas, water, drainage and electricity. Gas fired central heating, double glazed windows.

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

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

**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:** //sunflower.inhabited.fakes

**Notes:** \*Checked on <https://www.openreach.com/> 20th March 2024 - not verified.

**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).



Bedroom 1



Bedroom 2



Attic area



Rear patio

# 26 Thornthwaite Road, Windermere, LA23

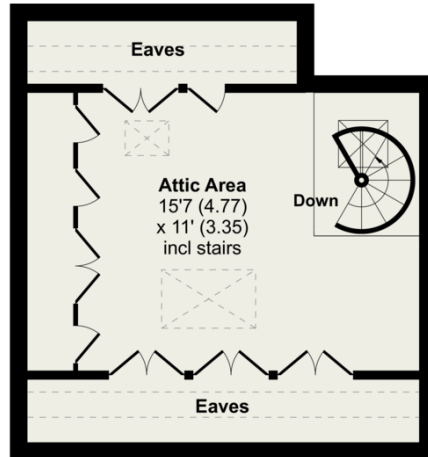
Approximate Area = 1099 sq ft / 102.1 sq m

Limited Use Area(s) = 74 sq ft / 6.8 sq m

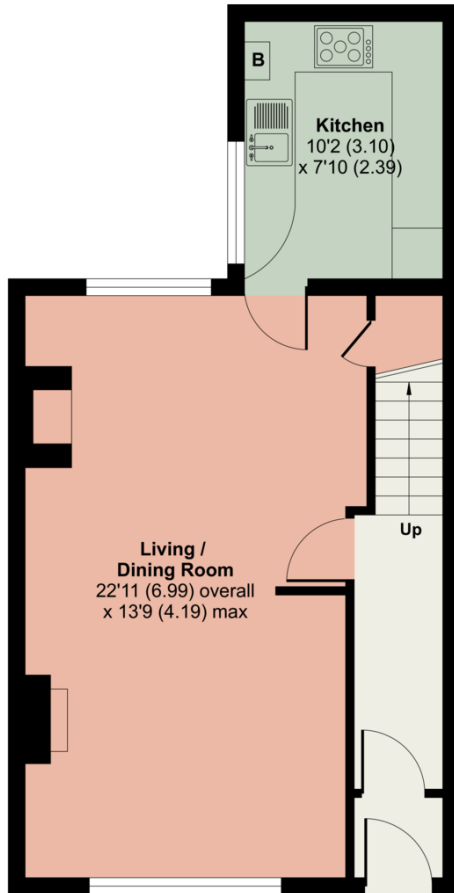
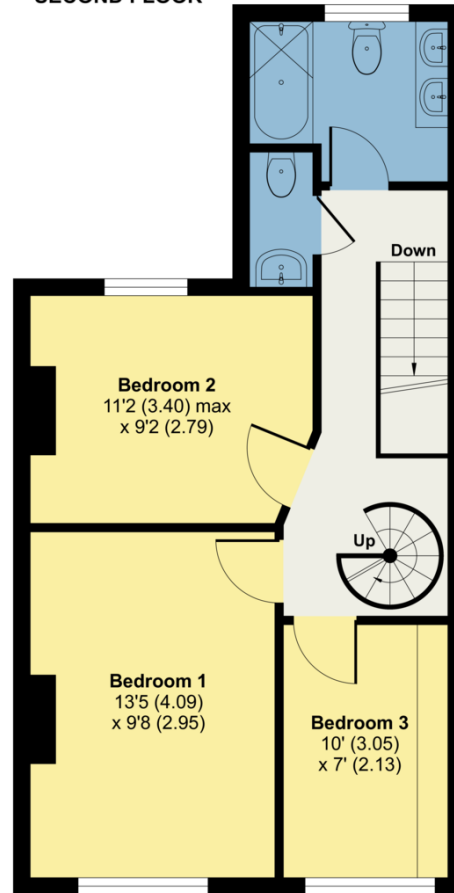
Total = 1173 sq ft / 108.9 sq m

For identification only - Not to scale

Denotes restricted head height



## SECOND FLOOR



## GROUND FLOOR

## FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Hackney & Leigh. REF: 1100248

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