



71 Claife Avenue, Windermere
£300,000



71 Claife Avenue

Windermere

A well proportioned mid terrace house situated in a popular residential area on the fringe of Windermere village offering easy access to all the local amenities which include a variety of shops, restaurants, bars and public transport services.

Nestled in a popular residential area, this charming mid-terraced house offers a comfortable and inviting living space. When entering the property you will find a excellent breakfast kitchen having everything you need from integrated oven, fridge freezer, dishwasher and plumbing for a washing machine. From the kitchen you can find the sitting dining room which is a fantastic place to relax and enjoy a family meal from.

Upstairs are three bedrooms which area great for unwinding in after a long day and with the added benefit of two modern shower rooms with both comprising a W.C., wash hand basin and fully tiled shower cubicle. The property benefits from double glazing and gas central heating which add to the cosy ambience of the home, providing warmth and energy efficiency. With a local occupancy restriction in place, this property ensures a close-knit community atmosphere.

Outside, the property features a delightful enclosed patio and garden, perfect for outdoor relaxation and entertaining. The rear garden is a true gem, with its well-manicured lawn, paved patio, gravelled area, timber garden shed, and water supply – ideal for gardening enthusiasts or those seeking a peaceful retreat. Additionally, the property offers convenient driveway parking along with on-road parking, making it effortless for residents and guests to park their vehicles.

[In](#) summary, this mid-terraced property presents a wonderful opportunity for those seeking a comfortable home in a sought-after location. With its ample living space, modern amenities, and charming outdoor area, this property is sure to appeal to individuals and families looking for a place to call their own. Don't miss out on the chance to own this lovely home and experience the joys of living in this vibrant neighbourhood.

- Mid terrace house
- Sitting/dining room
- Local occupancy restriction applies
- Excellent breakfast kitchen
- Popular residential area
- Enclosed patio and garden
- Two modern shower rooms

EPC RATING D

SERVICES

Mains electricity, mains gas, mains water, mains drainage.

COUNCIL TAX: BAND C

TENURE: FREEHOLD

DIRECTIONS

From our Windermere office turn left in to Oak Street and turn left into Orrest Drive continuing into Droomer Drive. Turn left into Claife Avenue to find number 71 on the right hand side.

WHAT3WORDS: following.hurray.thinkers





GROUND FLOOR

SITTING/DINING ROOM

17' 10" x 11' 7" (5.43m x 3.53m)

BREAKFAST KITCHEN

17' 9" x 12' 0" (5.40m x 3.65m)

FIRST FLOOR

LANDING

9' 9" x 2' 4" (2.98m x 0.70m)

Natural light from ground floor, loft access.

BEDROOM

11' 11" x 8' 7" (3.64m x 2.62m)

BEDROOM

11' 9" x 10' 2" (3.59m x 3.11m)

BEDROOM

8' 11" x 7' 3" (2.73m x 2.20m)

SHOWER ROOM

5' 8" x 5' 6" (1.73m x 1.68m)

SHOWER ROOM

8' 6" x 2' 11" (2.60m x 0.90m)

IDENTIFICATION CHECKS

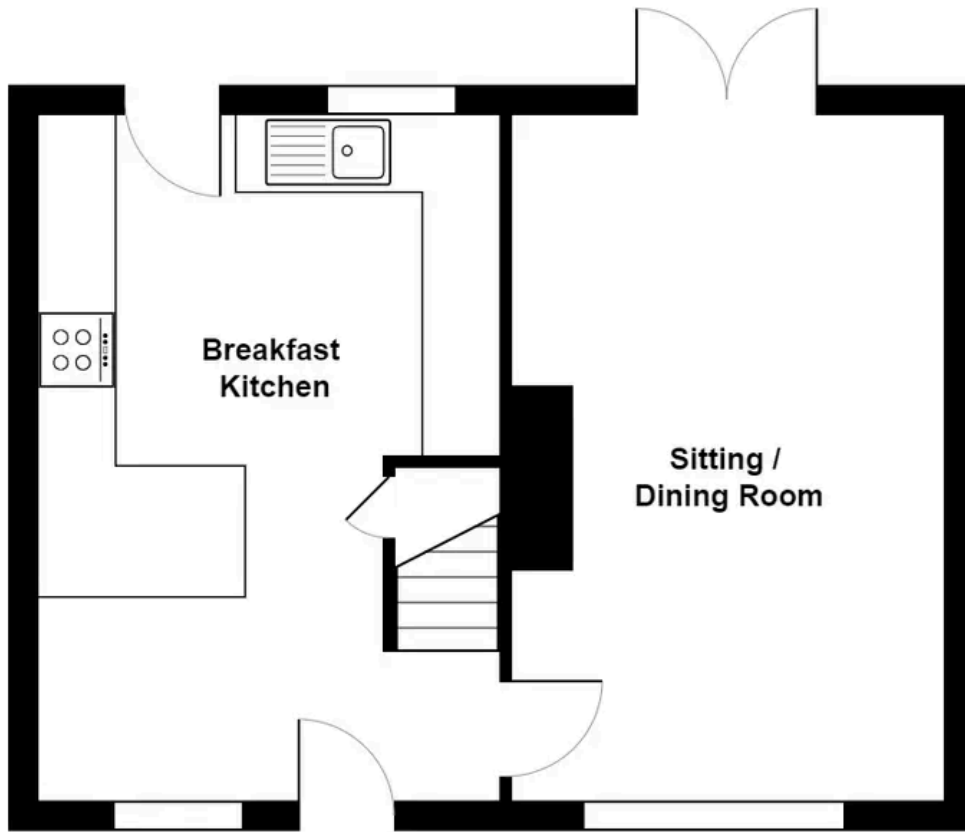
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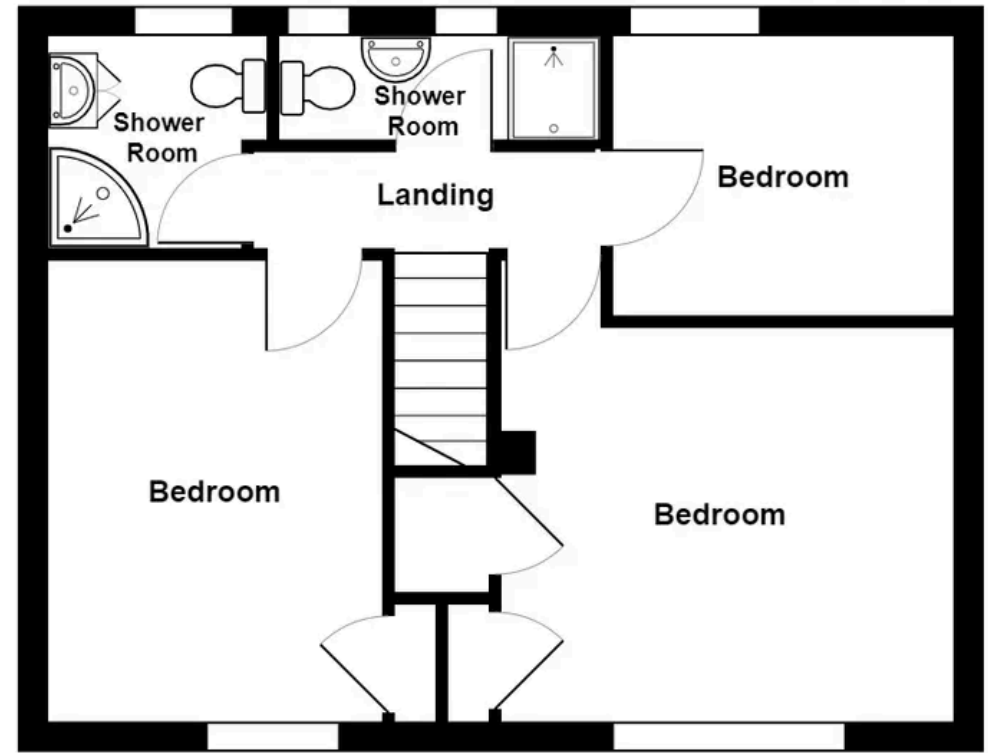








Ground Floor



First Floor



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Total Area: 77.0 m² ... 829 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.

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THW Estate Agents

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