



# Windermere

£355,000

27 Limethwaite Road, Windermere, Cumbria, LA23 2BQ

A traditional mid terraced 3 bedroomed stone and slated house set in a convenient location close to Windermere village and overlooking Queens Park Recreation Ground, giving a pleasant outlook. The property also benefits from having off road parking.

## Quick Overview

3 bedroomed mid terraced house

1 reception room and 3 bedrooms

Convenient location

Rear garden

No chain

Close to amenities and schools

In good decorative order

Ideal permanent home, 2nd home or holiday let

Off road parking

\*Superfast fibre broadband available



3



1



1



D



Superfast  
Fibre  
Broadband



Off Road  
Parking

Property Reference: W6103



Living Room



Living Room



Dining Kitchen



Bedroom 1

**Description:** A traditional mid terraced 3 bedroomed stone and slated house set in a convenient location close to Windermere village and overlooking Queens Park Recreation Ground, giving a pleasant outlook. The property also benefits from having off road parking.

**Location:** In central Windermere with a local shop at the end of the street and a public park at the rear. From Ellerthwaite Road opposite the Hackney & Leigh office follow the road around to the 'T' junction bear right on to Park Road and then left immediately on to Limethwaite Road and the property is a short way up on the left hand side.

**Property Overview:** 27 Limethwaite Road is a well presented mid terraced traditional Lakeland stone and slate property with access to Queens Park and Windermere village as well as other local amenities. The property comprises of dining kitchen with appliances of inset Siemens electric oven and inset Siemens induction hob with extractor over and space for fridge/freezer and under stairs cupboard. Living room with large window overlooking Queens Park Recreation Ground. Off the living room is a small porch and door giving access to the rear garden. On the first floor is the main bedroom having views of Queens Park and the fells beyond and a bathroom having WC, bath with hand held shower, washbasin and separate shower and handy built in storage cupboard. On the second floor are 2 further bedrooms. The property benefits from a pleasant rear garden and off road parking for 1 car. This property can be a permanent home or rental investment.

**Accommodation (with approximate measurements)**

**Dining Kitchen** 11' 10" x 10' 3" (3.61m x 3.12m)

**Living Room** 15' 9" into bay x 12' 5" max (4.8m x 3.78m)

**Stairs from the living room lead to the first floor.**

**Bedroom 1** 13' 6" x 12' 3" (4.11m x 3.73m)

**Bathroom**

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

**Bedroom 2** 13' 7" x 8' 9" (4.11m x 2.69m)

**Bedroom 3** 8' 6" max x 7' 11" (2.57m x 2.34m)

**Outside:** Front of the property is a patio area and outside store, which houses the Worcester gas central heating boiler.

To the rear of the property is a large patio area, ideal for sitting out and enjoying those summer evenings or even watching whatever sport is being played on the recreational ground at the weekends. From the rear garden is access to the off road parking for 1 car.

**Property Information:**

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

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

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

**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:** //Float.skinny.pacemaker

**Notes:** \*Checked on <https://www.openreach.com/> 4th June 2024 - not verified.



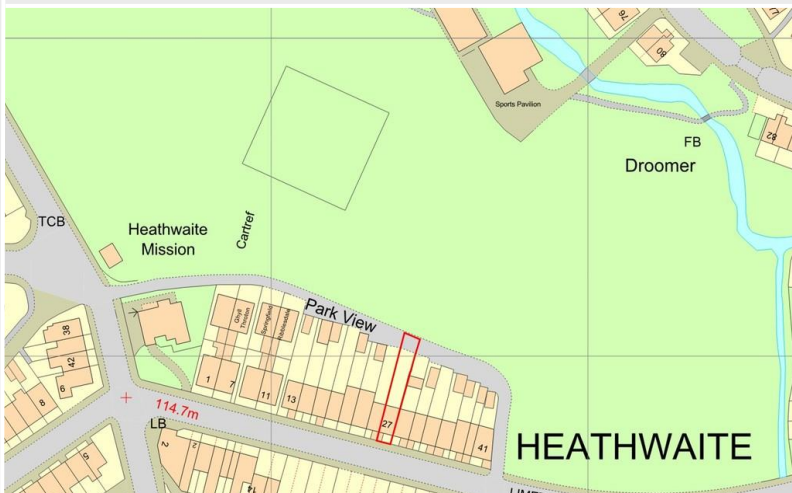
Bedroom 2



Bedroom 3



View



OS Plan

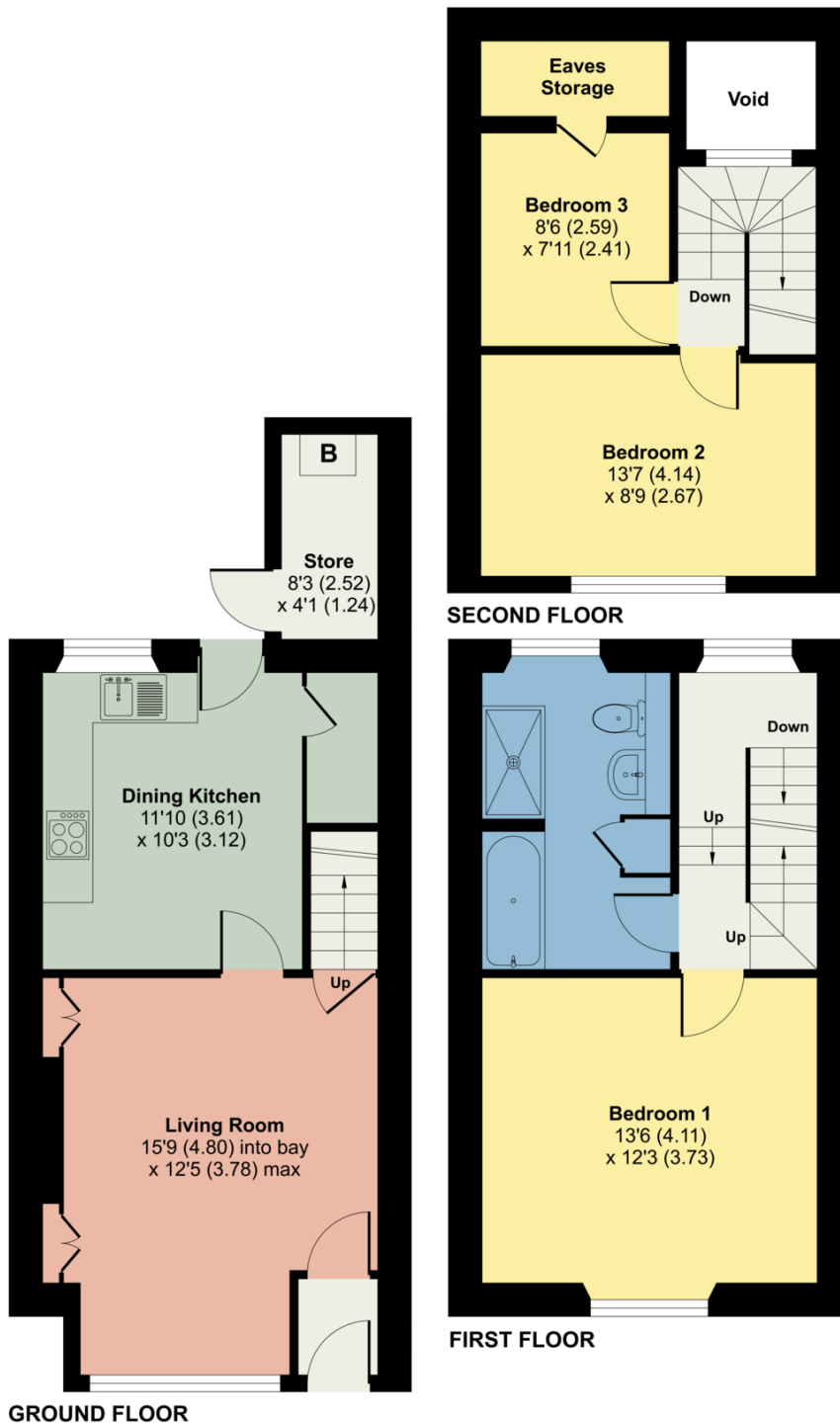
# 27 Limethwaite Road, Windermere, LA23

Approximate Area = 947 sq ft / 87.9 sq m (excludes void)

Outbuilding = 31 sq ft / 2.8 sq m

Total = 978 sq ft / 90.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2024. Produced for Hackney & Leigh. REF: 1137273

A thought from the owners...For more than 40 years our family has loved the location, the local amenities and the view from the property.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 12/06/2024.

Request a Viewing Online or Call 015394 44461