



Windermere

£425,000

77 Craig Walk, Windermere, Cumbria, LA23 2JT

Nestled in the heart of Bowness on Windermere, this charming mid-terraced property is perfectly positioned and provides easy access to local amenities, while boasting breathtaking views of the Lakeland Fells and Lake Windermere from the top floor. While the property is in need of modernisation, it presents a fantastic opportunity to create a home tailored to your tastes and requirements.

Quick Overview

Rooftop views to lake Windermere and surrounding fells

3 Bedroomed mid terraced house

2 Reception rooms and 2 bathrooms

Excellent central location

Front and rear patio areas

Close to amenities and transport

In need of modernisation

Ideal permanent home, 2nd home or holiday let

Outside store and WC

*FTTC Superfast broadband available up to



3



2



2



D



Superfast
Fibre
Broadband



Private
Parking

Property Reference: W6123



Sitting Room



Dining Room



Kitchen



Bedroom 1

Location: Being conveniently located midway between the centres of Bowness and Windermere villages. From Windermere proceed towards Bowness on New Road/Lake Road bearing left immediately before the Police Station. Continue up Craig Walk around the corner and number 77 can be found down on the left on a short cul-de-sac.

Property Overview: Nestled in the heart of Bowness on Windermere, this charming mid-terraced property is perfectly positioned and provides easy access to local amenities, while boasting breathtaking views of the Lakeland Fells and Lake Windermere from the top floor. While the property is in need of modernisation, it presents a fantastic opportunity to create a home tailored to your tastes and requirements.

As you enter the hallway you have the sitting room on the right with built in storage cupboards and gas fireplace. The dining room, then houses the gas boiler and tank, built in storage space and a feature electric stove. The kitchen, currently functional but dated, provides a blank canvas for a modern, stylish culinary space, currently with Electrolux oven, gas hob with extractor over and built in wall and base units. Plus a large under stairs cupboard and access to the rear yard.

Moving up to the first floor where you find two bedrooms, with bedroom 1 to the front having built in storage cupboards and an ensuite shower room and bedroom 3 with aspect to the rear. The second floor then comprises of loft storage space on the landing, plus a large bedroom 2 with built in wardrobes and cupboards, a wash hand basin and spectacular views of the Lakeland fells and Lake Windermere. Finally, the bathroom includes, a bath, wash basin and WC.

Outside is a private parking space (on part of the pavement/part road) to the front, together with a paved garden and steps to the front entrance. To the rear is an enclosed paved courtyard and an outside store room and separate WC, and steps leading out the rear access lane. This property would be an ideal main residence, second home or holiday let.

Accommodation: (with approximate measurements)

Ground Floor:

Hallway

Sitting Room 12' 0" x 10' 9" (3.66m x 3.28m)

Dining Room 11' 6" x 11' 6" (3.51m x 3.51m)

Kitchen 10' 9" x 6' 2" (3.28m x 1.88m)

Store/Utility 11' 2" x 5' 6" (3.4m x 1.68m)

WC

First Floor:

Bedroom 1 14' 3" x 12' 0" (4.34m x 3.66m) including ensuite.

Ensuite Shower Room

Bedroom 3 11' 6" x 9' 0" (3.51m x 2.74m)

Second Floor:

Bedroom 2 14' 3" x 12' 0" (4.34m x 3.66m)

Bathroom

Property Information:

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

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: ///amuses.locker.pursue

Notes: *Checked on <https://www.openreach.com/> 16th July 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 3



Bedroom 2



View



OS Plan

Denotes restricted head height

77 Craig Walk, Bowness-on-Windermere, LA23

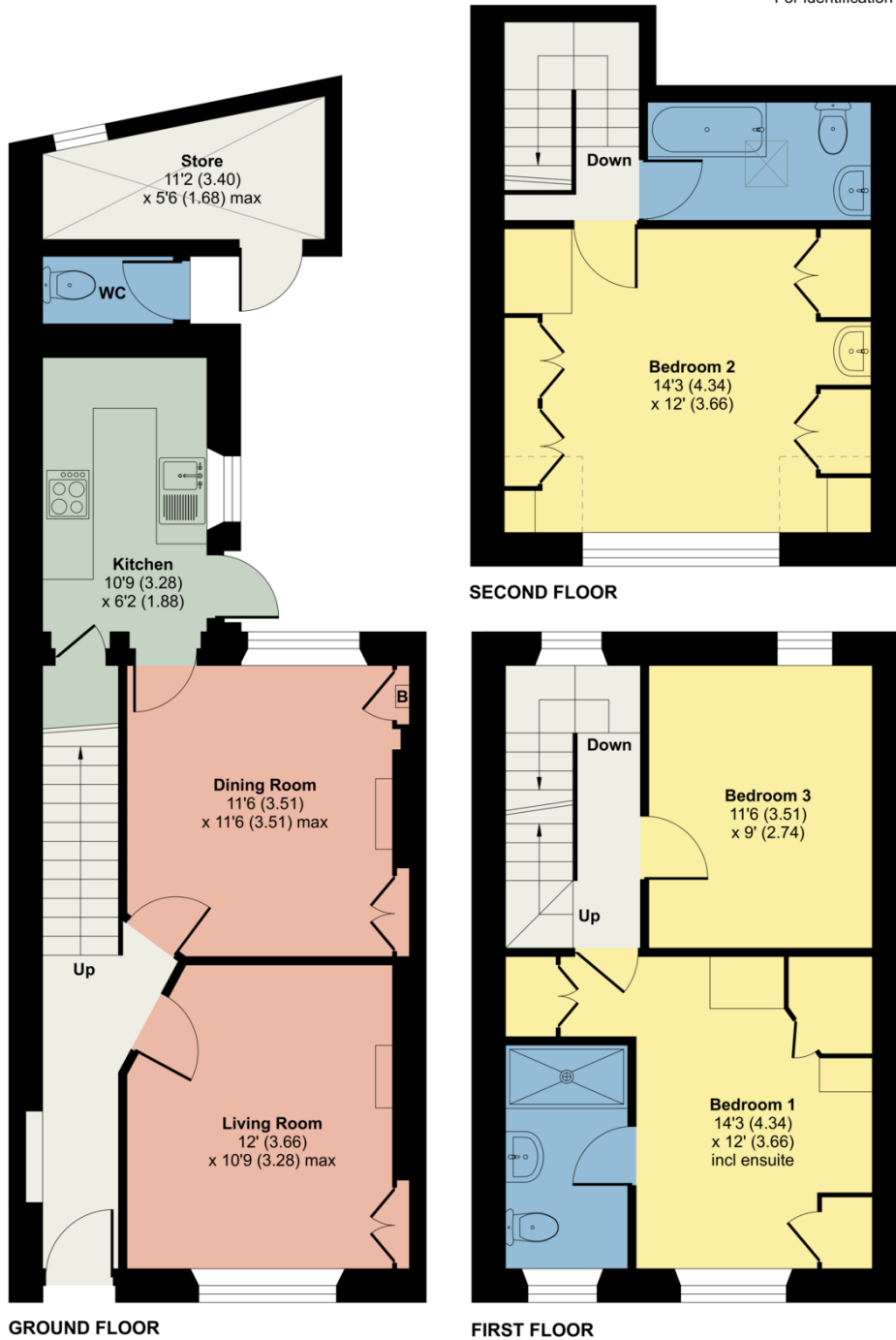
Approximate Area = 1014 sq ft / 94.2 sq m

Limited Use Area(s) = 20 sq ft / 1.8 sq m

Store & WC = 65 sq ft / 6 sq m

Total = 1099 sq ft / 102 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). © n/checom 2024. Produced for Hackney & Leigh. REF: 1159677

A thought from the owners; This property is for sale for the first time in over 60 years ! Having been in the same ownership during that time as a happy family home.

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 22/07/2024.

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