



Beech Cottage Derby Square, Windermere

£275,000



Beech Cottage Derby Square

Windermere

A well proportioned mid-terraced property centrally located within the popular Lakeland village of Windermere yet tucked away on Derby Square. The property is conveniently placed for the many amenities available within the village including shops, restaurants, bars, public transport services and easy access to the rest of the Lake District National Park, the market town of Kendal and road links to the M6.

Introducing this charming 1 bedroom mid-terraced house, an inviting property nestled in a serene location, positioned conveniently just a stone's throw from the town centre. Situated in a quiet area, this mid-terraced gem presents an ideal retreat boasting contemporary comfort within proximity to essential amenities.

Upon entering, you are welcomed into a bright and airy open plan living area, creating a seamless transition from the living space to the dining and kitchen area, enhancing the overall feel of the property. The accommodation has been meticulously designed to offer a comfortable and functional living environment, perfect for a single occupant or a couple seeking a cosy abode. The property features a generously sized double bedroom, providing a peaceful sanctuary for relaxation or rest. Offering a tranquil ambience, the bedroom is an inviting space to unwind after a long day. Double glazing throughout ensures a peaceful indoor environment, shielding the living spaces from external noise and enhancing energy efficiency. Indulge in the convenience of a three-piece suite bathroom which compliments the bedroom. For added convenience, the property is equipped with gas central heating, ensuring warmth and comfort throughout the colder seasons. Residents can enjoy the benefits of a well-heated living space, creating a cosy atmosphere to relax and unwind in.

Nestled in the heart of the Lake District National Park, this property is a haven for nature enthusiasts and outdoor adventurers, offering easy access to the stunning landscapes and recreational activities the area has to offer. Whether you enjoy leisurely walks or challenging hikes, the picturesque surroundings of the Lake District provide the perfect backdrop for exploring.

SERVICES

Mains electric, mains gas, mains water, mains drainage

COUNCIL TAX: BAND EPC RATING: E

TENURE: FREEHOLD

DIRECTIONS

From the Windermere office take a right onto Crescent Road, go past Birch Street and take the next right down a long drive way and you will find Beech Cottage directly in front. **WHAT3WORDS:**haggle.etchings.betrayal

GROUND FLOOR

OPEN PLAN LIVING ROOM

27' 10" x 12' 2" (8.48m x 3.72m)

FIRST FLOOR

LANDING

10' 4" x 5' 9" (3.14m x 1.75m)

BEDROOM

17' 2" x 11' 6" (5.22m x 3.51m)

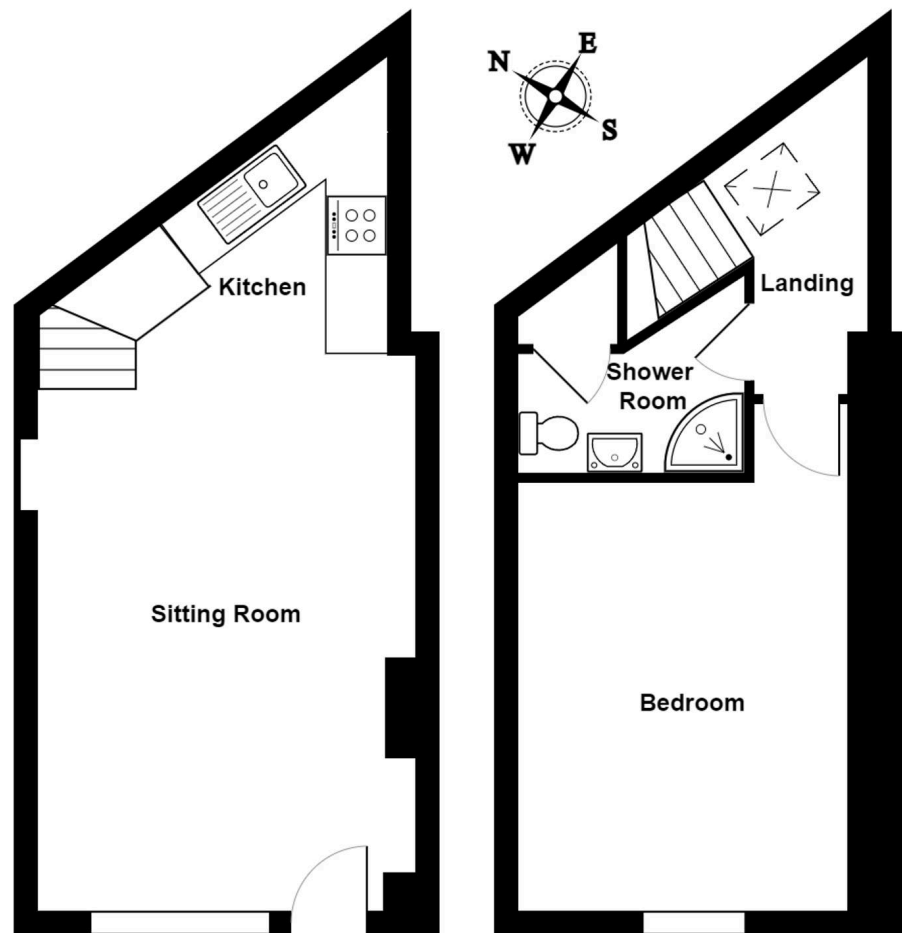
BATHROOM

8' 0" x 4' 11" (2.44m x 1.50m)

IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.





Ground Floor

First Floor

Beech Cottage Derby Square, Windermere

Total Area: 52.8 m² ... 569 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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