



3 Oldfield Court, Windermere
£350,000



3 Oldfield Court

Windermere

A well proportioned mid terrace house situated in a popular residential area within the heart of the Lake District National Park. The property is conveniently placed for the many amenities available in Windermere village and offers easy access to the railway station and excellent bus services, the rest of the Lakes and road links to the M6.

A fantastic opportunity to acquire this delightful 3-bedroom mid-terrace house located in a popular residential area. This well-presented property boasts a light and airy sitting room with garden access, perfect for enjoying the outdoors with friends and family. The kitchen diner is ideal for preparing meals and entertaining guests, while the three double bedrooms provide ample space for a growing family or guests. Adding to the first floor is a family bathroom which comprises a W.C., wash hand basin and bath. With double glazing, gas central heating, and no upper chain, this property offers comfort and convenience and with driveway parking to complete the package, making this an attractive and desirable home for any discerning buyer.

Outside, the property features an enclosed rear paved patio garden, offering a private and tranquil space for relaxation and enjoyment. The garden provides ample room for garden furniture, perfect for alfresco dining or soaking up the sun. Stocked borders for planting and established hedges enhance the beauty and privacy of the space, creating a peaceful oasis in which to unwind after a long day. Whether you're looking to entertain guests or simply enjoy some outdoor solitude, this charming property offers a wonderful outdoor retreat that will surely be appreciated by its new owners. Don't miss out on the opportunity to make this lovely house your new home.

- Neutrally decorated & READY TO MOVE IN
- Quiet & ever popular residential area
- Walking distance to shops, bars & restaurants
- Sold with NO ONGOING CHAIN
- Mid terraced property
- Light and airy sitting room with garden access
- Family bathroom
- Good size, paved patio garden to the rear

EPC RATING C

SERVICES

Mains electric, mains gas, mains water, mains drainage.

COUNCIL TAX CURRENTLY BAND D

TENURE:FREEHOLD

DIRECTIONS

From our Windermere office, heading in the direction of Bowness, take the third left on to Ellerthwaite Road and take the third left in to Oldfield Court, bear right and number 3 is located on the right.

WHAT3WORDS:loads.terribly.skinning

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

ENTRANCE HALL

14' 2" x 11' 0" (4.32m x 3.36m)

SITTING ROOM

14' 2" x 11' 0" (4.32m x 3.36m)

KITCHEN DINER

14' 2" x 10' 0" (4.31m x 3.04m)

FIRST FLOOR

LANDING

6' 7" x 2' 8" (2.01m x 0.81m)

BEDROOM

14' 2" x 11' 1" (4.33m x 3.37m)

BEDROOM

14' 2" x 10' 2" (4.33m x 3.09m)

BEDROOM

11' 9" x 8' 11" (3.57m x 2.73m)

BATHROOM

8' 11" x 6' 11" (2.71m x 2.10m)











Ground Floor



Floor 1

Approximate total area⁽¹⁾

829.54 ft²
77.07 m²

Reduced headroom

6.93 ft²
0.64 m²

(1) Excluding balconies and terraces

⁽²⁾ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

THW Estate Agents

25b Crescent Road, Windermere - LA23 1BJ

015394 47825 • windermerethwestateagents.co.uk • www.thwestateagents.co.uk

Please note that descriptions, photographs and plans are for guidance only. Services and appliances have not been tested, measurements are approximate and alterations may not have necessary consents. Contact us for property availability and important details before travelling or viewing properties. THW Estate Agents Ltd is a separate legal entity to the solicitor firm of THW Legal Ltd which has different ownership and clients of THW Estate Agents Ltd do not have the same protection as those of THW Legal Ltd.