



Windermere

£235,000

12 Droomer Drive, Windermere, Cumbria, LA23 2LS

Now time for a new chapter in this properties history. A 3 bedroomed mid terraced house not far from the centre of Windermere now in need of significant modernisation. On road parking and enclosed rear garden. Occupancy conditions apply.

Quick Overview

3 Bedroomed mid terraced house
2 Reception rooms and 1 bathroom
Convenient location
South West Facing Garden

Close to amenities and transport
In need of modernisation
Local occupancy conditions apply

On road parking

*FTTC Superfast broadband available up to
57-80Mbps



3



1



2



C



Superfast
Fibre
Broadband



On Road
Parking

Property Reference: W6140



Lounge



Dining Room



Kitchen



Bedroom 1

Location: From the centre of Windermere turn left off Crescent Road on the main one way system on to Oak Street. Bear 3rd left on to Orrest Drive which continues to the right as Droomer Drive and no.12 is a short way along on the right, not long after the first speed bump.

Property Overview: A typical ex local authority house offering 3 bedroomed mid terrace accommodation. The property has relatively old uPVC double glazed windows and gas fired central heating via an ideal combination boiler on the first floor landing and now requires significant improvement, but offers an enclosed rear garden with pedestrian path access to the back, small front garden, setting it back from Droomer Drive and creates a wonderful chance for a first time buyer or growing family to put their stamp on this property.

Being an ex local authority house the property has an occupancy restriction where it must be the occupants main residence and that they have lived or worked 3 years prior to purchase in Cumbria.

Accommodation: (with approximate measurements)

Lounge 16' 5" x 8' 10" (5m x 2.69m)

Dining Room 10' 6" x 8' 5" (3.2m x 2.57m)

Kitchen 7' 8" x 7' 6" (2.34m x 2.29m)

Utility 6' x 4' 5" (1.83m x 1.35m)

First Floor:

Bedroom 1 13' 7" max x 9' 7" max (4.14m x 2.92m)

Bedroom 2 10' 7" x 6' 6" (3.23m x 2.97m)

Bedroom 3 9' 3" max x 8' 6" max (2.82m x 2.59m)

Shower Room

Property Information:

Outside: Small front garden just allowing that space between Droomer Drive and the house and relatively

small enclosed rear garden which has access to the pedestrian path to the back.

Services: Mains gas, water, drainage and electric. Gas fired central heating to radiators and uPVC double glazed windows.

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: ///embellish.doctor.rewrites

Notes: *Checked on <https://www.openreach.com/> 24th August 2024 - not verified.



Bedroom 2



Bedroom 3



Rear Garden

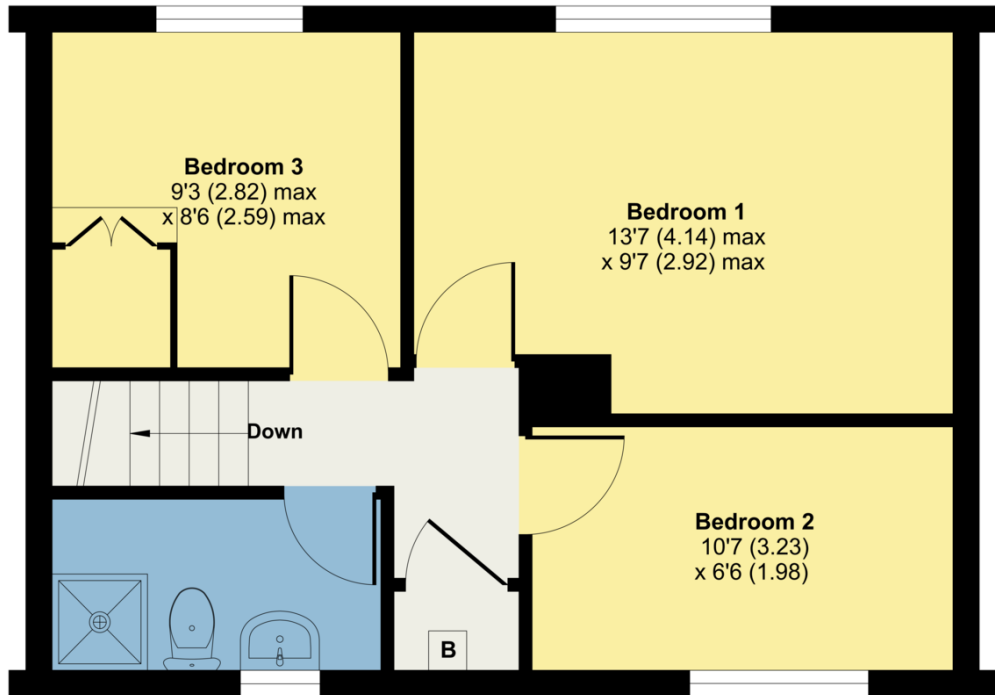


View

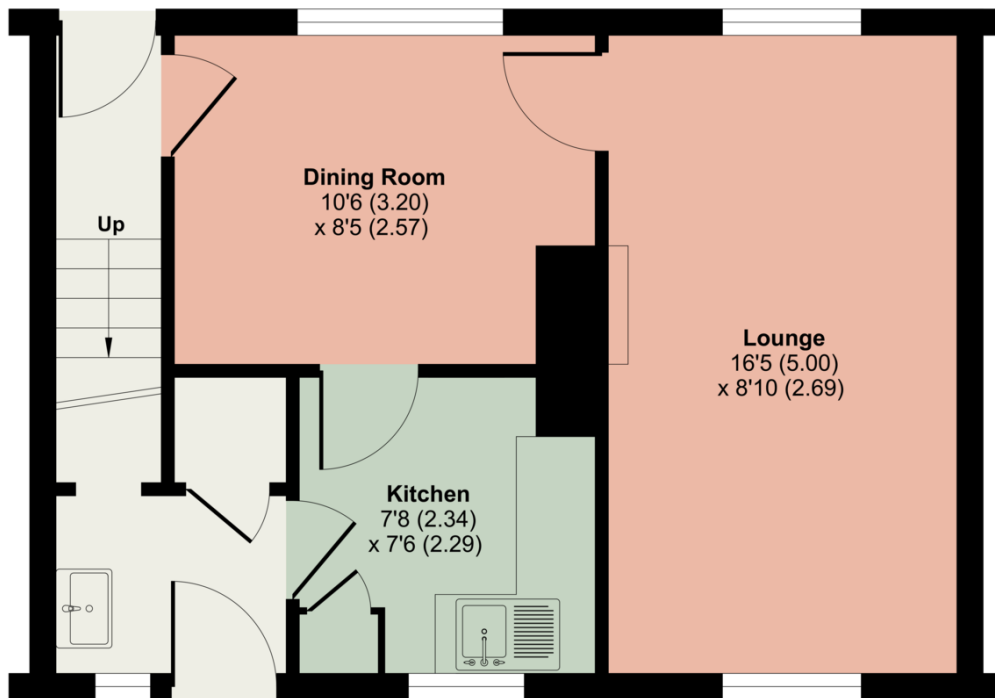
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Approximate Area = 738 sq ft / 68.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



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: 1177200

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