



Windermere

£379,950

25 Thornthwaite Road, Windermere, Cumbria , LA23 2DN

A well presented and fully refurbished home throughout including, Worcester boiler with Hive smart app, quartz worktops in kitchen and real stone floor tiles and marble floor tiles in both bathrooms. This well cared for property is situated in a wonderful location set back from the village but within close walking distance to all the amenities on offer plus a stone's throw from the recreational ground. This mid terraced 3-4 bedroomed property is an ideal home, second home or indeed holiday let with the added benefit of a rear patio area and off road parking.

Quick Overview

- 3-4 Bedroomed mid terraced house
- 2 Reception rooms and 2 bathrooms
- Convenient location
- Rear patio
- Views of the Lakeland fells from the first floor
- Close to amenities and local schools
- In good decorative order
- Suitable as a family home, 2nd home or holiday let
- Off road parking
- *FTTC Superfast broadband available up to 78-80 Mbps



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Superfast
Fibre
Broadband



Off Road
Parking

Property Reference: W6146



Living Room



Dining Room/ Bedroom 4



Kitchen



Bedroom 1

Location: Located in the popular area of Heathwaite and within walking distance of the villages of Windermere and Bowness and only a short walk to Queens Park recreation ground with its football pitch, children's play area, tennis court, bowling green etc and a corner shop only a few hundred metres away.

From the centre of Windermere proceed out of the village towards Bowness bearing left onto Ellerthwaite Road directly opposite Hackney & Leigh's Windermere sales office. Follow the road which continues as Park Avenue and at the T junction bear right onto Park Road and Thornthwaite Road is the second turning on the left. 25 Thornthwaite Road is a short way along on the left hand side, with off road parking to the rear.

Property Overview: This property offers spacious and well presented accommodation arranged over three floors. The property comprises of the entrance hall, leading to the bright dining room (or bedroom 4) with open fireplace and bedroom 1 with an ensuite shower room including, WC, shower and washbasin with vanity unit. Moving to the lower ground floor, you have the living room with large wood burner, fitted storage cupboard and access to the rear outside patio. Following on into the newly fitted Kitchen are modern wall and base units, with built in fridge/freezer, built in dishwasher and plumbing for washing machine, plus Belling cooker with extractor over and the added bonus of a stylish breakfast bar.

The first floor has two large bedrooms with bedroom 1 having views of the Lakeland fells and both bedrooms 1 and 2 having built in wardrobes. The beautifully refurbished family bathroom comprises of WC, washbasin with vanity unit and bath with rainfall shower over. Finally outside the property is a large patio and gravelled area with off road parking. 25 Thornthwaite Road would make an ideal main residence, second home or holiday let.

Accommodation: (with approximate measurements)

Ground Floor

Entrance Hall

Dining Room/Bedroom 4 13' 2" into bay x 9' 0" (4.01m x 2.74m)

Bedroom 1 12' 2" x 8' 10" (3.71m x 2.69m)

Ensuite Shower Room

Lower Ground Floor

Living Room 14' 11" max x 12' 2" inc stairs (4.55m x 3.71m)

Kitchen 12' 3" x 10' 1" (3.73m x 3.07m)

First Floor

Bedroom 2 12' 2" x 8' 9" (3.71m x 2.67m)

Bedroom 3 14' 8" x 7' 6" (4.47m x 2.29m)

Bathroom

Property Information:

Services: Mains water, electricity, gas and drainage. Gas fired central heating to radiators. New boiler installed in 2024.

Council Tax: Westmorland and Furness Council - Band D.

Tenure: Freehold. Vacant possession upon completion.

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: ///talent.allies.octopus

Notes: *Checked on <https://www.openreach.com/> 12th September 2024 - not verified.



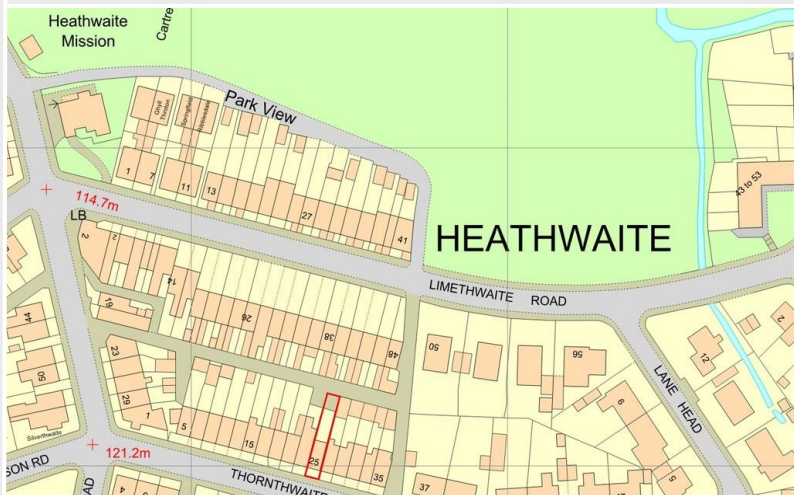
Bedroom 2



Bedroom 3



Rear Patio



OS Plan

25 Thornthwaite Road, Windermere, LA23

Approximate Area = 1028 sq ft / 95.5 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). © nichecom 2024. Produced for Hackney & Leigh. REF: 1184660

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