



# Windermere

£230,000

19 Droomer Lane, Windermere, Cumbria, LA23 2LX

A 2 bedroomed mid terrace townhouse ideal for the first time buyer or as a family home being easily accessible to the village with an allocated parking space for 1 car, plus a large garden area to the rear. A local occupancy restriction applies to the property where the purchaser must have lived or worked within Cumbria for the past 3 years prior to purchase.

## Quick Overview

- 2 Bedroomed mid terraced house
- 1 Reception room and 1 bathroom
- Quiet and convenient location
- Large garden overlooking nearby woodland and beck
- Close to amenities and transport links
- No chain
- Work required
- Ideal family or first time buyer home
- Off road allocated parking for 1 car
- \*FTTC Superfast broadband available up to 60-80 Mbps



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1



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Superfast  
Fibre  
Broadband



Off Road  
Parking

Property Reference: W6165



Front Garden Area



Living Room



Living Room



Kitchen

**Location:** Droomer Lane is conveniently situated on the edge of Windermere village being close to all local amenities along with Queens Park Recreation Ground.

From Crescent Road in the centre of Windermere turn left into Oak Street taking the third left onto Droomer Drive. Continue along to the end of Droomer Drive and bear right into Droomer Lane. The property is ahead on the corner in a small terrace of modern houses.

**Property Overview:** A brilliant opportunity has arisen to purchase this delightful mid terraced property located close to the centre of Windermere. In need of modernisation but offering well-proportioned accommodation which briefly comprises of a kitchen, living room, two bedrooms and a bathroom. Plus the added benefit of an allocated parking space and a large rear garden with additional artificial lawn and paved patio area. This property would be ideal for first time purchasers or indeed a family home.

The property is conveniently located very close to the bustling and popular village of Windermere with main transport links and is easily accessible to the lake. A local occupancy restriction applies to the property where the purchaser must have lived or worked within Cumbria for the past 3 years prior to purchase.

**Accommodation:** (with approximate measurements)

**Outside Store** 7' 2" x 6' 5" (2.18m x 1.96m)

**Living Room** 14' 8" x 9' 8" (4.47m x 2.95m)

**Kitchen** 11' 4" x 8' 2" (3.45m x 2.49m)

**First Floor:**

**Bedroom 1** 13' 0" x 8' 4" (3.96m x 2.54m)

**Bedroom 2** 8' 10" x 6' 1" (2.69m x 1.85m)

**Bathroom**

**Store Cupboard** 6' 0" x 5' 2" (1.83m x 1.57m)

**Property Information:**

**Services:** Mains water, electricity and drainage. Electric storage heaters for heating.

**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:** ///polka.total.womb

**Notes:** \*Checked on <https://www.openreach.com/> 23rd October - not verified.



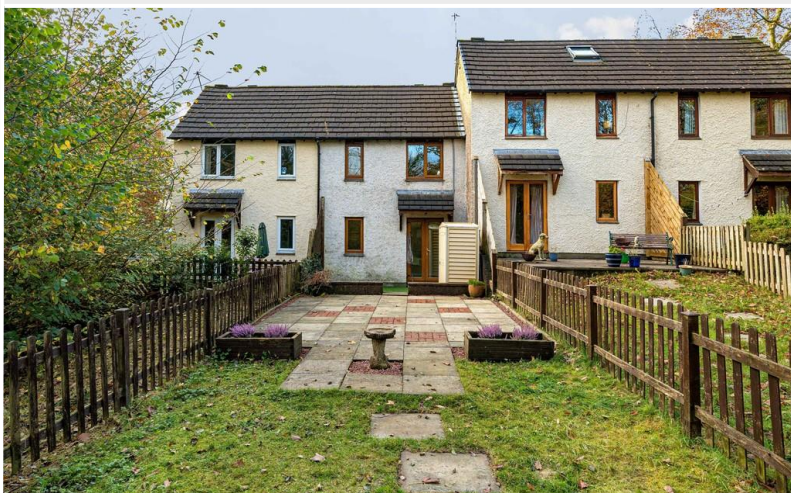
Bedroom 1



Bedroom 2



Bathroom

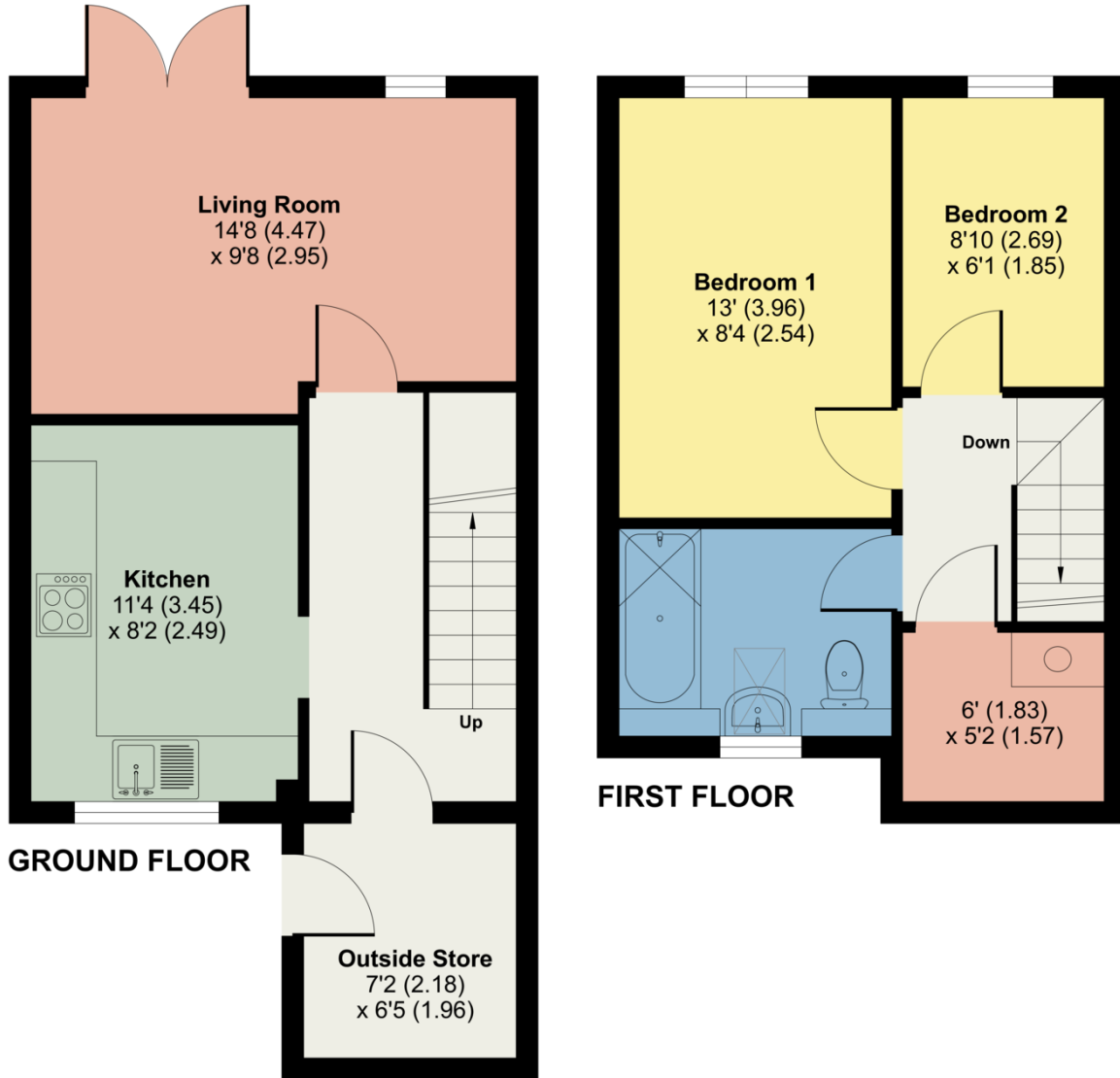


Rear Garden

# 19 Droover Lane, Windermere, LA23 2LX

Approximate Area = 668 sq ft / 61.9 sq m (includes store)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n'checon 2024. Produced for Hackney & Leigh. REF: 1205789

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