



# Windermere

**£395,000**

64 Victoria Road North, Windermere, Cumbria, LA23 2DS

Well presented and modernised, this lovely 3 bedroom semi detached house has been cared for by the current owners and is in immaculate condition. The property benefits from a garden to the rear.

Situated in a popular residential location this property is ideal as a family home with local park, shops and schools close by and within walking distance of the village of Windemere. EPC Band D.

## Quick Overview

3 bedroomed semi-detached house

2 reception rooms and 1 bathroom

Peaceful location

Garden

Pleasant outlook

Close to amenities, schools and transport

In very good decorative order

Ideal family home

On road parking

\*FTTC Superfast broadband available up to 60-80Mbps



3



1



2



D



Superfast  
Fibre  
Broadband



On Road  
Parking

Property Reference: W6168



Living room



Living room



Dining room



Kitchen

**Location:** Victoria Road North occupies a convenient location within the "Heathwaite" area of Windermere set at the foot of School Knott providing some pleasant walks nearby. From Windermere, proceed out of the village towards Bowness turning left into Ellerthwaite Road, just before the Windermere Park Hotel at the T junction bear right and then turn left onto Limethwaite Road. Continue along and turn right onto Fairfield Road. Continue to Victoria Road North, turn left at the top of the hill and no. 64 is on the right hand side.

**Property Information:** Welcome to 64 Victoria Road North, a delightful property nestled in a quiet residential location in the picturesque town of Windermere.

A modern 3 bedroomed semi detached family house, offering a good size lounge, attractive kitchen with separate dining room, 3 bedrooms, 4 piece modern bathroom and cloakroom all well presented and ready to move into.

As you approach the property through the well kept front garden, you step inside to discover a beautifully presented interior. The spacious living room is bathed in natural light, providing a cosy space to unwind with a feature wall mounted electric coal effect fire making it the perfect spot for those chilly evenings.

The heart of the home is the modern kitchen, equipped with ample wall and base units and high-quality appliances of Belling dual fuel oven and gas hob with extractor over and built in Lamona microwave. There is also space for a dishwasher, fridge freezer and washing machine, offering both functionality and style. Adjacent to the kitchen is a bright dining area, ideal for hosting family gatherings or intimate dinners with friends. Off the dining area is a cloakroom with WC, inset washbasin and vanity unit and space for dryer.

On the first floor landing there is a built in cupboard which houses the Baxi boiler. The property boasts three generously sized bedrooms, with bedroom 1 having a large window that frames the picturesque scenery outside plus bedroom 3 having a handy built in wardrobe. A well-appointed family bathroom completes the accommodation, having WC, bath with hand held shower, pedestal washbasin and separate shower.

Outside, the garden to the front has lawn and pebbled areas, with mature trees and vibrant flower beds. To the rear of the property is a decking area ideal to sit out and enjoy those summer evenings. There is an outhouse to the side of the property giving plenty of storage space. The rear garden has been designed for ease of maintenance. There is on road parking to the front of the property.

Located just a short stroll from Windermere's amenities, 64 Victoria Road North offers the perfect balance of convenience and serenity. Don't miss the opportunity to make this property your new home.

Accommodation: (with approximate measurements)

Entrance hall

Living room 15' 0" max x 14' 10" max (4.57m x 4.52m)

Dining room 15' 1" x 8' 7" (4.6m x 2.62m)

Cloakroom

Kitchen 13' 10" max x 8' 0" max (4.22m x 2.44m)

Stairs lead from the hallway to the first floor:

Landing Loft access.

Bedroom 1 12' 6" max x 9' 8" min (3.81m x 2.95m)

Bedroom 2 11' 1" max x 9' 7" max (3.38m x 2.92m)

Bedroom 3 9' 2" max x 7' 11" (2.79m x 2.41m)

Bathroom

Property Information:

Services: Mains gas, water and electricity. Gas fired central heating.

Tenure: Freehold. Vacant possession upon completion.

Council Tax: Westmorland and Furness Council - Band D.

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: //paramedic.observes.spoons

Notes: \*Checked on <https://www.openreach.com/> 29th October 2024 - not verified.

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Bedroom 1



Bedroom 2



Bedroom 3

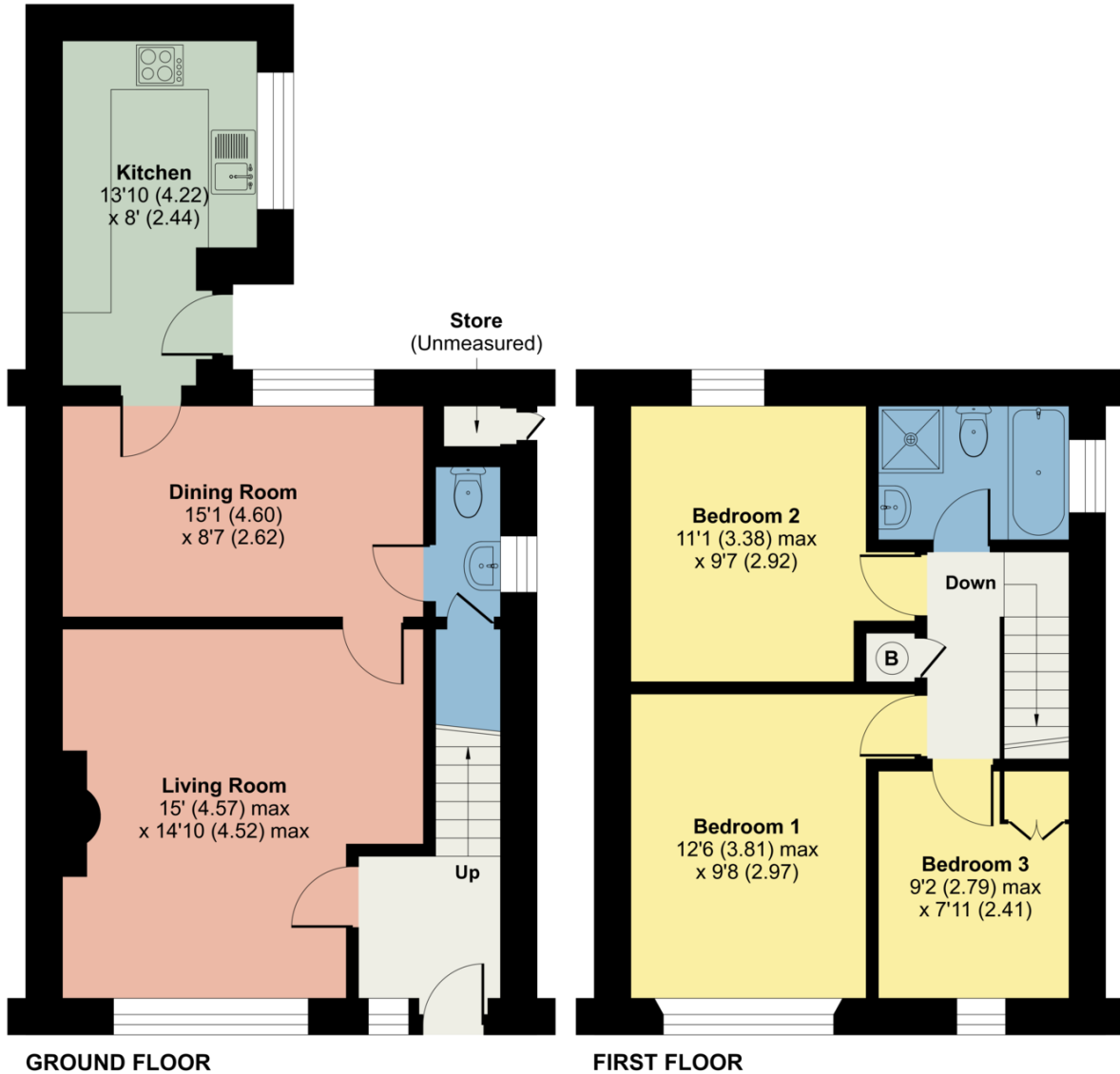


Rear garden

# 64 Victoria Road North, Windermere, LA23

Approximate Area = 976 sq ft / 90.7 sq m (excludes 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). ©nchecom 2024. Produced for Hackney & Leigh. REF: 1207058

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