



# Windermere

£270,000

2 Oldfield Court, Windermere, Cumbria , LA23 2HH

Oldfield Court is a 2 bedroomed end of terraced house, complete with allocated off road parking, rear patio area and is located in a quiet cul-de-sac, yet within easy flat walking distance to two highly rated primary schools and to Windermere village centre and all the amenities and shops which are on offer there. Queens Park Recreation Ground is a short distance away, which offers a variety of sport and recreational opportunities for all ages amidst stunning views of the surrounding fells and at the heart of a thriving local community with opportunities for participating in a range of clubs and hobbies. Also the entire Lake District (and beyond) can be accessed by excellent local bus services and train services from Windermere Railway Station, which is a 10 minute walk away.

## Quick Overview

2 bedroomed end of terraced house

1 reception room and 1 bathroom

Convenient location

Rear patio

No chain

Close to amenities, transport and schools

In good decorative order

Ideal permanent residence or 2nd home

Allocated parking

\*FTTC Ultrafast broadband available up to

1800 Mbps



2



1



1



E



Ultrafast  
Fibre  
Broadband



Allocated  
Parking

Property Reference: W6156



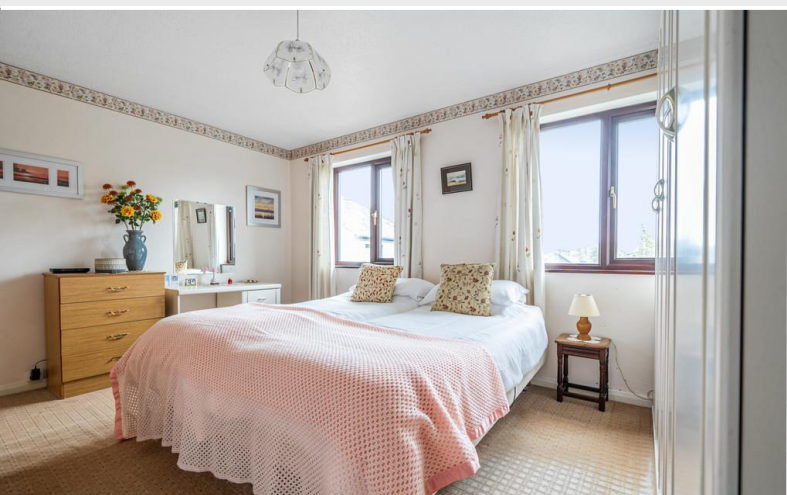
Living room



Living room



Kitchen



Bedroom 1

**Location:** Only a short level stroll into Windermere village centre ideal for the cafes, restaurant shops and transport links the village has to offer. From our office on Ellerthwaite Square take the road opposite, Ellerthwaite Road passing the fire station and after a few hundred meters this becomes Park Avenue. Take the left hand turning on to Oldfield Court (almost opposite Alexandra Road) and No.2 Oldfield Court is towards the back of the development on the right.

**Property Overview:** As you step inside, you'll be greeted by a warm and inviting living space, where natural light floods through the patio doors in the living room, creating a bright and airy atmosphere. The living room, with its cosy gas fireplace, provides the perfect setting for relaxing evenings. The kitchen is well-equipped with ample storage and workspace and has appliances of integrated electric oven and inset 4 ring gas hob with extractor over and integrated Indesit dishwasher. The kitchen also houses the Ideal gas combination boiler.

The property boasts two well-proportioned bedrooms, Bedroom 1 features built-in cupboards, providing plenty of storage space and has glimpses of the Lakeland fells, while the second bedroom also has a built in cupboard. The bathroom comprises of WC, inset washbasin with vanity unit, bath with hand held shower and shower screen.

Outside to the rear of the property, a patio area provides the perfect spot for al fresco dining or simply enjoying a morning coffee while soaking in the fresh air and the surroundings.

Located just a short stroll from Windermere's vibrant village centre, you'll have easy access to an array of local amenities, including charming cafes, shops, and excellent transport links. Embrace the opportunity to own a piece of this idyllic landscape and make 2 Oldfield Court your new home.

**Accommodation:** (with approximate measurements)

Entrance hall

Living room 14' 3" x 10' 8" (4.34m x 3.25m)

Kitchen 13' 6" x 10' 0" max (4.11m x 3.05m)

Stairs from the hallway lead to first floor:

## Landing

**Bedroom 1** 14' 3" x 10' 8" (4.34m x 3.25m)

**Bedroom 2** 9' 0" x 8' 5" (2.74m x 2.57m)

## Bathroom

### Property Information:

**Services:** Mains gas, electric, water and drainage. Gas fired central heating to radiators and 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:** //snuck.foil.owners

**Notes:** \*Checked on <https://www.openreach.com/> 22nd October 2024 - not verified.

**Anti-Money Laundering Regulations:** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom 2



Bathroom



Rear patio/garden

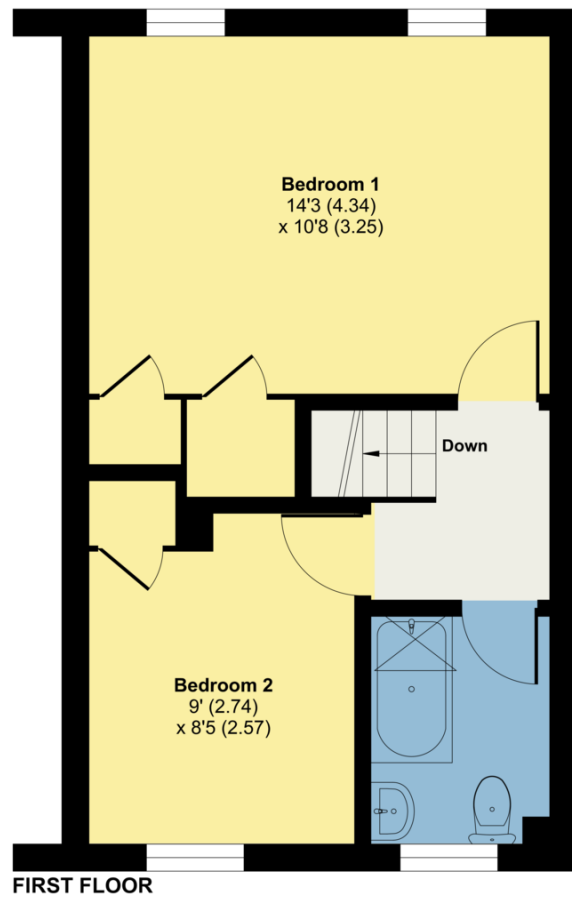
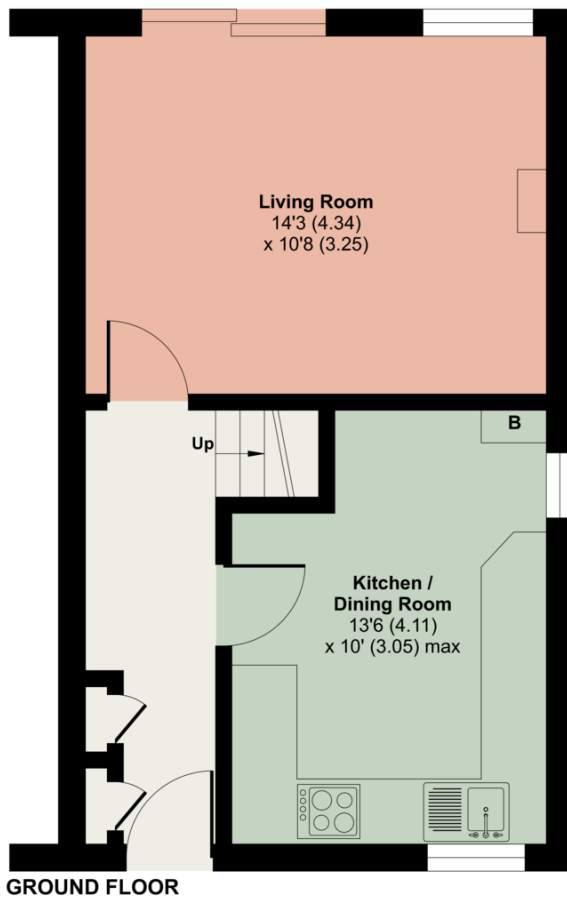


Allocated parking space

# 2 Oldfield Court, Windermere, LA23

Approximate Area = 704 sq ft / 65.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Hackney & Leigh. REF: 1206639

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 28/10/2024.

Request a Viewing Online or Call 015394 44461