



Windermere

£198,900

70a Claife Avenue, Windermere, Cumbria, LA23 2LJ

A modern 2 bedroomed end of terrace house offered in good order, with off road parking and within easy access of all that Windermere Village has to offer. The property comprises, living room, kitchen, 2 bedrooms and bathroom. This property is ideal for a first time buyer. Local occupancy conditions apply.

Under the government scheme the property can only be sold for a restricted value of 78% to create more affordable homes.

Quick Overview

2 Bedroomed end terraced house

1 Reception room and 1 bathroom

Quiet and convenient location

Rear garden

Close to amenities and transport links

Sold for a restricted value of 78% under the government scheme

In good decorative order

Local occupancy conditions apply

Off road parking

*FTTC Superfast broadband available up to 35-55 Mbps



2



1



1



C



Superfast
Broadband



Off Road
Parking

Property Reference: W6166



Living Room



Living Room



Kitchen



Kitchen

Location: Located on the edge of the village, therefore convenient for amenities including a variety of shops, banks, restaurants and Queen's Park Recreation Ground. From Crescent Road Windermere turn left next to the Co-Op store onto Oak Street and 3rd left onto Droomer Drive; continue along and turn left into Claife Avenue Number 70a is a short way along the road on your left.

Property Information: As you approach the entrance hall, the living room is on your left before reaching the modern fitted kitchen comprising of wall and base units, Stoves oven and gas hob with extractor over, shelved wall unit, space for fridge freezer and an additional utility cupboard with shelving and plumbing for washing machine. The kitchen also benefits from underfloor heating.

As you head back to the entrance hall and continue to the first floor you have bedroom 1 including fitted wardrobes, bedroom 2 and the household bathroom including WC, washbasin with vanity unit, bath with shower over and an additional mirrored wall cupboard. The property has an added benefit of off road parking and a patio/decked area to the rear. 70A Claife Avenue would be perfect for any first time buyer.

Please note – a local occupancy exists on this property meaning it needs to be the occupant's main home plus some other qualifying criteria. Please contact the office for more details.

Accommodation: (with approximate measurements)

Entrance Hall

Living Room 15' 1" x 10' 7" (4.6m x 3.23m)

Kitchen 18' 7" x 6' 3" (5.66m x 1.91m)

Stairs to first floor

Bedroom 1 11' 11" x 8' 5" (3.63m x 2.57m)

Bedroom 2 9' 4" x 8' 8" (2.84m x 2.64m)

Bathroom

Property Information:

Services: Mains gas, water, drainage and electricity.
Double glazing and gas fired central 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. Band C.

What3Words: ///straws.towns.shuttered

Notes: *Checked on <https://www.openreach.com/> 25th October - 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 1



Bedroom 2



Garden

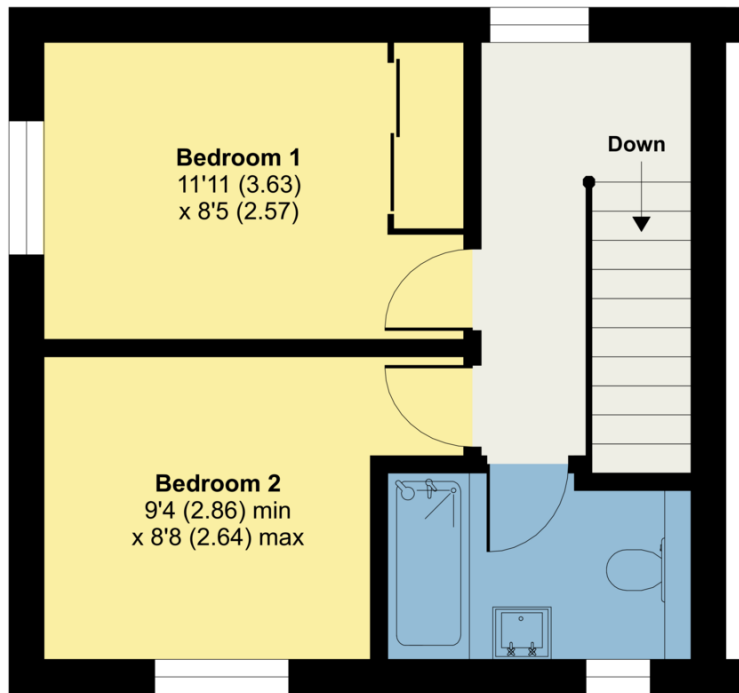


Garden

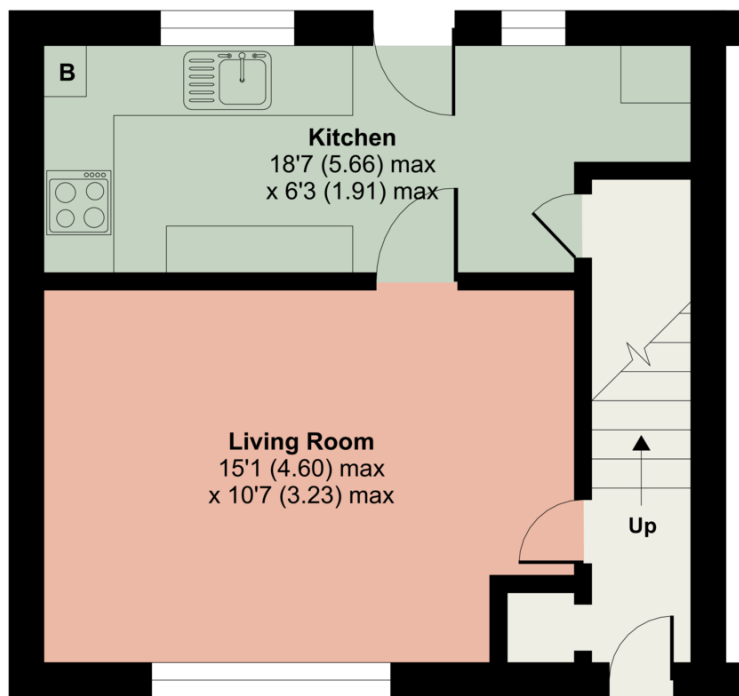
70A Claife Avenue, Windermere, LA23

Approximate Area = 652 sq ft / 60.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Hackney & Leigh. REF: 1205037

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