



3 Windermere Road, Staveley  
£275,000





A mid terraced cottage located in the popular village of Staveley, within the Lake District National Park. It is only a short distance from Kendal and Windermere and offers easy access to the M6 motorway, with bus services and a station with a direct rail link to Manchester airport. Staveley has a thriving community with excellent local amenities including; shops, cafes, primary school, village hall, pub and cycle shop. The property welcomes you with a sitting room that flows into the kitchen. This residence features one double bedroom and a store/hobby room and also a three-piece suite bathroom. Parking is available on the road and the front garden provides room for garden furniture and boasts a planted flower bed. Adjacent to the house is a communal area with views of the River Gowan.

**EPC RATING D**

**SERVICES**

Mains electric, mains gas, mains water, mains drainage

**COUNCIL TAX: BAND A**

**TENURE: FREEHOLD**

**DIRECTIONS**

From our Windermere office head towards Kendal on the A591, take the left turn towards Staveley in to Danes Road. Continue on to Windermere Road to find number 3 on the right.

**WHAT3WORDS: trading.cherished.upset**

**GROUND FLOOR**

**PORCH**

4' 10" x 3' 10" (1.47m x 1.17m)

**SITTING ROOM**

13' 10" x 12' 0" (4.22m x 3.65m)

**KITCHEN**

12' 0" x 8' 5" (3.65m x 2.56m)

**FIRST FLOOR**

**LANDING**

8' 5" x 3' 11" (2.57m x 1.20m)

**BEDROOM**

10' 0" x 8' 1" (3.05m x 2.47m)

**STORE/HOBBY ROOM**

6' 2" x 5' 5" (1.87m x 1.65m)

**BATHROOM**

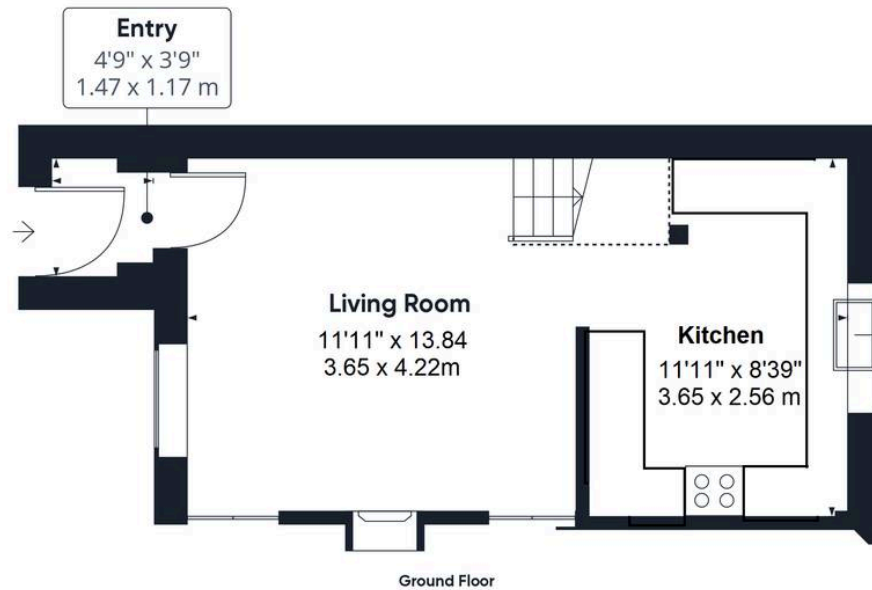
8' 2" x 6' 3" (2.49m x 1.90m)









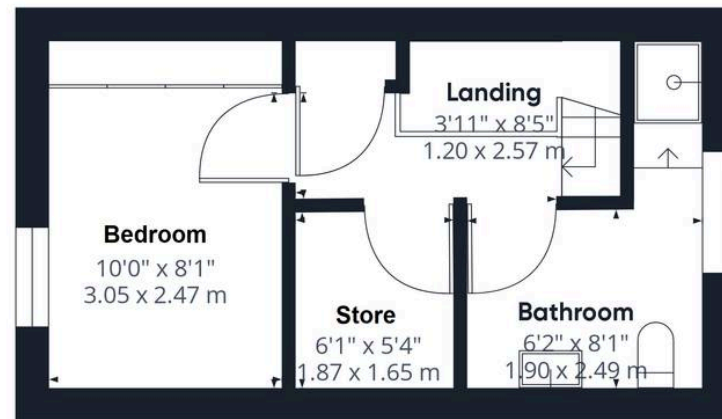


**Approximate total area<sup>(1)</sup>**

510.32 ft<sup>2</sup>  
47.41 m<sup>2</sup>

**Reduced headroom**

12.87 ft<sup>2</sup>  
1.2 m<sup>2</sup>



(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**

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