



## Windermere

£425,000

2 Park View, Sunny Bank Road, Windermere, Cumbria, LA23 2EN

An excellent opportunity to purchase a traditional mid terrace Lakeland house, occupying a central location superbly appointed with 1 reception room, (formally 2 rooms), 3 bedrooms (1 en-suite) and south facing garden.

The property is a highly comfortable, modern family home offered in excellent decorative order.

### Quick Overview

Close to local schools and amenities

Ideal family home

3 bedrooomed house

1 reception room and 2 bathrooms (1 en-suite)

Studio for home office

Peaceful location

In good decorative order

Garden

On road parking

\*Superfast Broadband available



3



2



1



D



Superfast  
Broadband



On Road  
Parking

Property Reference: W6194



Living Room



Living Room



Kitchen



Bedroom 1

**Location:** The house occupies a gently elevated position, in a popular and much sought after residential area, close to the facilities of both Bowness and Windermere villages, and within easy walking distance of local primary schools. From Windermere proceed towards Bowness on New Road continuing as Lake Road, bear 2nd left after Baddeley Clock on to Queens Drive; bear right on to Sunny Bank Road and number 2 Park View is situated on the right.

**Property Overview:** Welcome to 2 Park View, a delightful property that perfectly combines modern comfort with traditional charm. This unique home offers a harmonious blend of style and practicality, making it an ideal permanent residence, 2nd home or holiday let.

As you step inside, you are greeted by a large hallway, spacious living/dining area (now open plan but formally 2 rooms) with a wood burning stove on a slate hearth, along with an old fashioned Range fireplace on a decorative tiled hearth. A large bay window floods the room with natural light. The well equipped kitchen has ample wall and base units, Lamona electric oven and inset Lamona gas hob with extractor over. Inset Lamona microwave and dishwasher. Door from the kitchen leads to the rear patio, garden and a very useful office/utility.

Ascending to the first floor, the landing with built in cupboard housing the Worcester boiler, two bedrooms, both with feature fireplaces. A family bathroom can also be found on this floor, comprising of WC, pedestal washbasin and L-shaped bath with shower over. From the first floor, stairs lead to a further bedroom, this room also benefits from a splendid en-suite shower room, equipped with a modern three-piece suite of WC, inset washbasin and vanity unit and shower.

Outside, the property continues to impress with a separate office/utility room, perfect for managing laundry with plumbing for washing machine and space for dryer, storing outdoor gear or for use as an office. To the front there is a paved patio area and to the rear is a further paved patio seating area and lawned area, with schools and the villages of Windermere and Bowness On Windermere being close means that you have convenience at your doorstep.

2 Park View is a rare find, offering a unique blend of comfort, style, and natural beauty. Don't miss the opportunity to make this exceptional property your own.

The property is currently a family home, but could be let out on a holiday let basis and the current owners have been advised that the property could achieve a gross income of between £29,079 and £35,541 per annum.

**Accommodation: (with approximate measurements)**

**Hallway**

**Living/Dining Room** 27' 6" overall into bay x 10' 5" ave (8.38m x 3.18m)



**Kitchen** 9' 1" x 7' 8" (2.77m x 2.34m)

**Stairs from the hallway lead to first floor:**  
**Landing**

**Bedroom 1** 14' 0" x 11' 8" (4.27m x 3.56m)

**Bedroom 2** 12' 2" x 8' 4" (3.71m x 2.54m)

**Bathroom**

**Stairs from the first floor lead to the second floor:**

**Bedroom 3** 20' 3" max x 10' 0" narrowing to 6'9" (6.17m x 3.05m)

**En-suite**

**Office/Utility** 13' 4" x 7' 8" (4.06m x 2.34m)

**Property Information:**

**Services:** Mains gas, electricity, water and drainage. Gas fired central heating to radiators.

**Tenure:** Freehold (Vacant possession upon completion).

**Council Tax:** Westmorland and Furness Council - Band C.

**Viewings:** Strictly by appointment with Hackney & Leigh.

**Energy Performance Certificate:** The full Energy Performance Certificate is available on our website and also at any of our offices.

**What3Words:** //bright.regret.mascot

**Notes:** \*Checked on <https://www.openreach.com/> 7th February 2025 - not verified.

**Mobile Coverage:** Yes

**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



Bedroom 3



Utility/Office



Garden

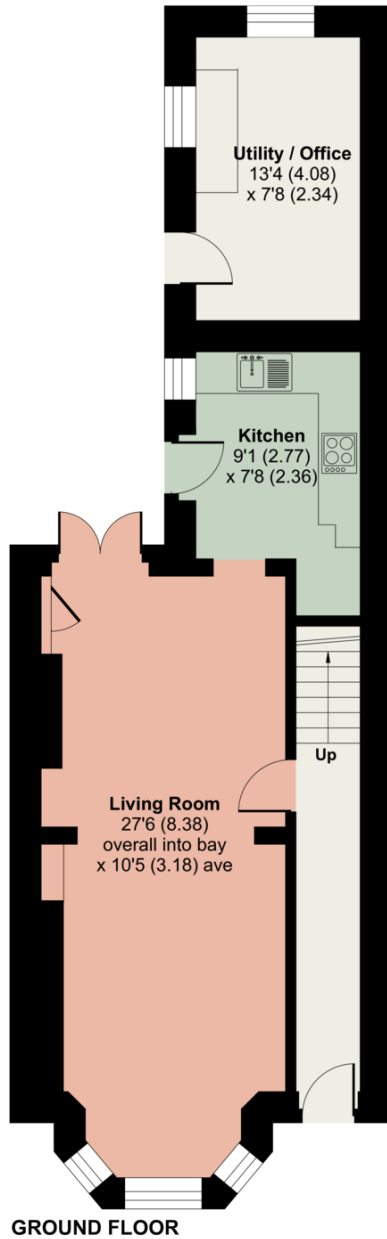
## 2 Park View, Sunny Bank Road, Windermere

Approximate Area = 1222 sq ft / 113.5 sq m

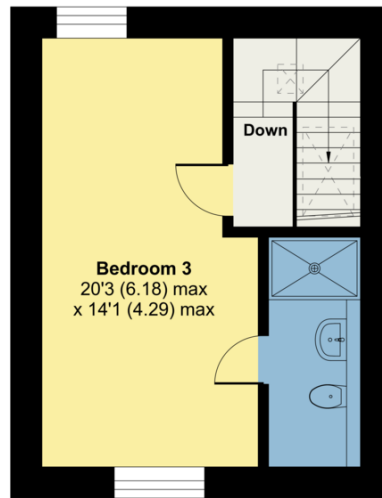
Outbuilding = 104 sq ft / 9.6 sq m

Total = 1326 sq ft / 123.1 sq m

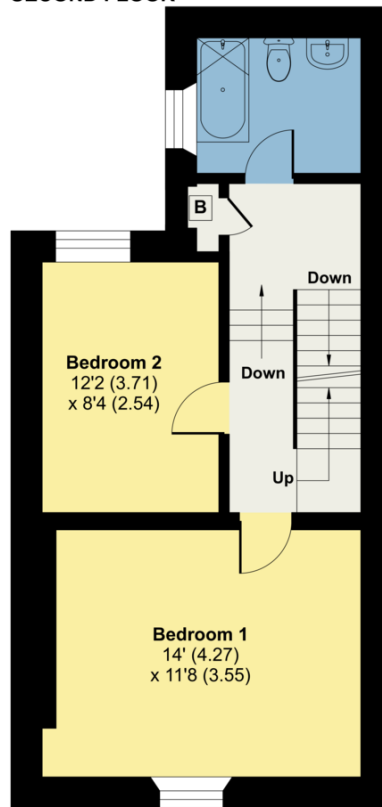
For identification only - Not to scale



**GROUND FLOOR**



**SECOND FLOOR**



**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°cheom 2025. Produced for Hackney & Leigh. REF: 1244304

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