



22 Beck Nook, Staveley
£285,000



22 Beck Nook

Staveley

A well proportioned semi-detached house, located in the popular Lakeland village of Staveley where there are numerous amenities including a post office, cafes, convenience store, bakery, church, primary school, railway station, public houses/restaurants and the ever popular Mill Yard. Staveley is situated between the market town of Kendal and Windermere village and offers easy access to the M6. This 3 bedroom semi-detached house is the perfect family home, nestled in a peaceful residential area. Boasting a spacious and inviting interior, the property offers two well-appointed reception rooms comprising a comfortable sitting room and a formal dining room, both benefiting from ample natural light. The kitchen is a standout feature, providing a generous space with a breakfast bar, ideal for both meal preparation and casual dining. Upstairs, three bedrooms await, two of which are double bedrooms, offering versatile living space for the whole family. Completing the accommodation is a three-piece suite bathroom. The house is fully equipped with modern amenities including double glazing and gas central heating throughout. Step outside to find the front and rear gardens with the rear garden offering a private patio seating area accessible from the sitting room, surrounded by a lawn and ample space for potted plants, creating a space for relaxation. A shed tucked away at the rear of the garden provides additional storage space. The front garden is equally delightful with a well-maintained lawn bordered by a charming hedge, complemented by a paved patio area and walkway leading to the gated entrance. Planted beds and space for potted plants add a touch of greenery and charm to the outdoor space. Residents will appreciate the on-road parking for their vehicles, ensuring convenience and ease of access to the property.

- Semi-detached family home
- Located in a quiet residential area
- Two reception rooms with a sitting room and dining room
- A substantial kitchen with breakfast bar
- Three bedrooms with two of them being doubles
- Three piece suite bathroom
- Double glazing and gas central heating throughout
- Gardens to the front and rear
- On road parking
- Local occupancy conditions apply

IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

EPC RATING D

SERVICES

Mains electric, mains gas, mains water, mains drainage

COUNCIL TAX CURRENTLY BAND C

TENURE:FREEHOLD

DIRECTIONS

From Windermere follow the A591 towards Kendal. Take the first exit into Staveley and turn right on to Station Road to take the first right in to Beck Nook. Number 22 is located on the right.

WHAT3WORDS:[factor.remaking.nation](https://what3words.com/factor.remaking.nation)





GROUND FLOOR

PORCH

4' 2" x 3' 2" (1.27m x 0.96m)

SITTING ROOM

17' 0" x 12' 8" (5.19m x 3.85m)

INNER HALLWAY

3' 0" x 2' 9" (0.92m x 0.85m)

KITCHEN

16' 11" x 8' 10" (5.16m x 2.68m)

DINING ROOM

16' 5" x 7' 5" (5.01m x 2.26m)

FIRST FLOOR

LANDING

9' 5" x 4' 4" (2.88m x 1.33m)

BEDROOM

13' 1" x 11' 9" (3.98m x 3.57m)

BEDROOM

11' 7" x 8' 10" (3.53m x 2.69m)

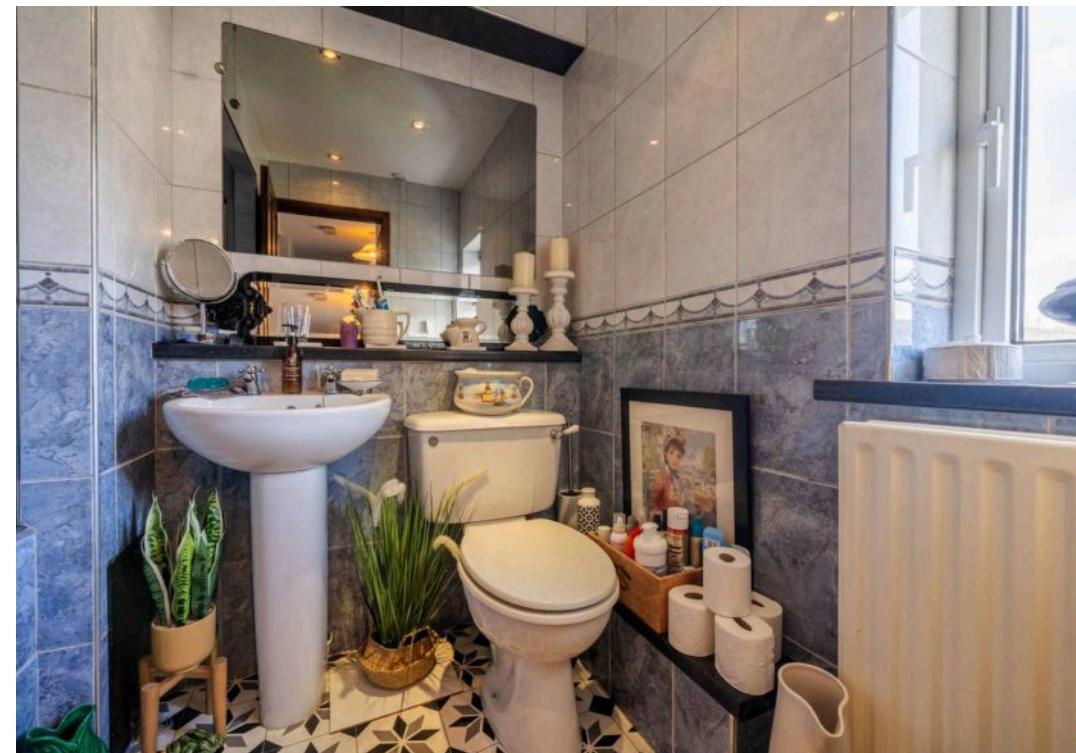
BEDROOM

9' 5" x 7' 3" (2.86m x 2.21m)

BATHROOM

6' 10" x 5' 11" (2.08m x 1.80m)











THW Estate Agents

25b Crescent Road, Windermere - LA23 1BJ

015394 47825 • windermere@thwestateagents.co.uk • www.thwestateagents.co.uk

Please note that descriptions, photographs and plans are for guidance only. Services and appliances have not been tested, measurements are approximate and alterations may not have necessary consents. Contact us for property availability and important details before travelling or viewing properties. THW Estate Agents Ltd is a separate legal entity to the solicitor firm of THW Legal Ltd which has different ownership and clients of THW Estate Agents Ltd do not have the same protection as those of THW Legal Ltd.