



4 Brookside, Lake Road, Windermere  
£265,000



## 4 Brookside, Lake Road

Windermere

A well proportioned terraced property located in the beautiful town of Windermere. This lovely home is ideally located with easy access to the town's amenities, offering convenience at your doorstep. Moreover, the property benefits from excellent road links to the rest of the Lake District National Park and the M6 Motorway

This delightful terraced 2-bedroom house presents a wonderful opportunity for both first-time buyers and property investors alike. On the ground floor the property boasts a light and airy sitting room, providing a welcoming space for relaxation and entertainment. The kitchen offers ample room for a dining table, creating a cosy area for meals with friends and family. As you ascend to the second floor, you will find two spacious double bedrooms, each offering a tranquil retreat for a good night's rest. The second floor also has a cloakroom available, as well as access to a fully boarded and insulated loft. The lower ground floor features a utility area with plenty of storage and a four-piece suite bathroom which has a stunning free standing bath.

Stepping outside, the property has a paved patio garden to the rear, providing an outdoor space overlooking the babbling brook. This setting offers a peaceful retreat where you can unwind and enjoy the calming sounds of nature. The paved area offers ample room for garden furniture and potted plants, allowing you to create your own little outdoor area.

Additionally, on-street parking ensures convenience for residents and guests alike, making coming and going a breeze. Whether relaxing in the garden or exploring the surrounding area, this charming property offers a perfect balance of indoor comfort and outdoor serenity, creating a truly welcoming and inviting home.

- Delightful terraced property
- Light and airy sitting room
- Kitchen with space for dining table
- Two double bedrooms on the second floor
- Four piece suite bathroom on the lower ground floor and a cloakroom on the second floor
- Utility room with built in storage
- Paved patio garden to the rear overlooking the babbling brook
- On street parking
- Road links to the rest of the Lake District National Park and M6 Motorway
- Easy access to the towns amenities

#### DIRECTIONS:

From Windermere proceed towards Bowness bearing left onto Ellerthwaite Road at Ellerthwaite Square. Bear right on to Lake Road after approximately 300 yards and 4 Brookside Cottages is a short way down on the right-hand side.

WHAT3WORDS://streamers.grower.passion

COUNCIL TAX BAND: C

SERVICES: Mains gas, mains electric, mains water and mains drainage.

TENURE: FREEHOLD





LOWER GROUND FLOOR

**UTILITY AREA**

8' 8" x 8' 4" (2.65m x 2.54m)

**BATHROOM**

7' 8" x 7' 4" (2.33m x 2.23m)

**GROUND FLOOR**

**SITTING ROOM**

11' 4" x 9' 9" (3.46m x 2.96m)

**INNER HALLWAY**

3' 1" x 2' 11" (0.94m x 0.90m)

**KITCHEN**

11' 3" x 8' 9" (3.43m x 2.67m)



## FIRST FLOOR

### LANDING

2' 7" x 2' 4" (0.79m x 0.70m)

### BEDROOM

11' 4" x 9' 8" (3.45m x 2.95m)

### BEDROOM

8' 4" x 8' 3" (2.54m x 2.52m)

### CLOAKROOM

5' 3" x 2' 9" (1.59m x 0.85m)

### 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.









## THW Estate Agents

25b Crescent Road, Windermere - LA23 1BJ

015394 47825 • [windermerethwestateagents.co.uk](mailto:windermerethwestateagents.co.uk) • [www.thwestateagents.co.uk](http://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.