



Windermere

£130,000

32 Orrest Drive, Windermere, Cumbria, LA23 2LD

Set in the heart of the picturesque Village of Windermere, 32 Orrest Drive offers an excellent opportunity to purchase a sensibly priced property requiring some modernisations and improvements. This three-bedroom, end-of-terrace property is a perfect, affordable, first purchase or local family home offering 50% ownership. Close to all amenities of Windermere village. Local occupancy clause applies.

Quick Overview

- 3 Bedrooms end of Terrace house
- 1 Reception room, 1 bathroom
- Convenient location
- Enclosed front and rear garden
- In need of modernisation
- Close to amenities and transport
- Local occupancy clause applies
- 50% ownership
- On street parking

*Ultrafast fibre broadband available



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Ultrafast
Available



On street
parking

Property Reference: W6241



Living Room



Kitchen



Bedroom 1



Bedroom 2

As you enter the property you are greeted by the living area, spacious with a log burner for the colder nights and windows that overlook the front and rear garden. The adjoining kitchen, has adequate space for all your culinary requirements. Flowing from the kitchen is a utility room that can house both washer and dryer as well as space for storage under the stairway.

On the first floor, you will find three bedrooms each offering a peaceful retreat at the end of the day. Bedroom 2 and 3 have built in wardrobes and the adjoining family bathroom offers a bath, with shower over, hand basin and WC. Outside, the property boasts an enclosed front garden that leads to a spacious rear garden where you are welcomed by a decked area, shed as well as a lawned area. Perfect for entertaining family and friends or just enjoying a coffee in the morning, with the woodland in the background, this makes a rare find in such a sought-after location.

This property is subject to a local occupancy clause which restricts the sale to purchasers who have either lived or worked within the District of South Lakeland for the last three years.

Accommodation: (with approximate measurements)

Living Room 16' 5" max x 10' 2" max (5m x 3.1m)

Kitchen/Diner 12' 4" x 10' 0" (3.76m x 3.05m)

Utility 6' 1" x 6' 0" (1.85m x 1.83m)

First Floor:

Bedroom 1 13' 5" x 9' 8" (4.09m x 2.95m)

Bedroom 2 10' 8" x 6' 2" (3.25m x 1.88m)

Bedroom 3 10' 5" x 6' 5" (3.18m x 1.96m)

Outside: Enclosed front garden that stretches to the enclosed rear garden with paved area, shed, and lawned area.

Property Information:

Services: Mains gas, water and electricity. Gas fired central heating to radiators and uPVC double glazed windows.

Tenure: Freehold. The property is offered at 50% of its current market value and the remaining 50% share is retained by Riverside Group Limited.

Applicants must ensure that they meet the criteria of the Housing Association (see below)

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: ///chitchat.shapeless.salaried

Situated in the charming town of Windermere, this property offers easy access to local amenities, schools, and transport links. By car from Crescent Road, on the one-way system, bear left onto Oak Street, then third left onto Droomer Drive. Turn first left onto Orrest Drive and No 32 can be found on your right-hand side.

Mobile Coverage: EE, Three, O2 and Vodafone indoor Likely and outdoor EE, Three, O2 and Vodafone Likely.

Notes: *Checked on <https://www.openreach.com/> 29th May 2025 - 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).

Agents Information: Please note a Local occupancy condition applies requiring buyers to be living/working in the area 3 years prior to purchase. The area is defined as the District of South Lakeland. This shared ownership is 50% owned, and 50% owned by the Housing Association.



Bedroom 3



Rear Garden and shed



Front Garden

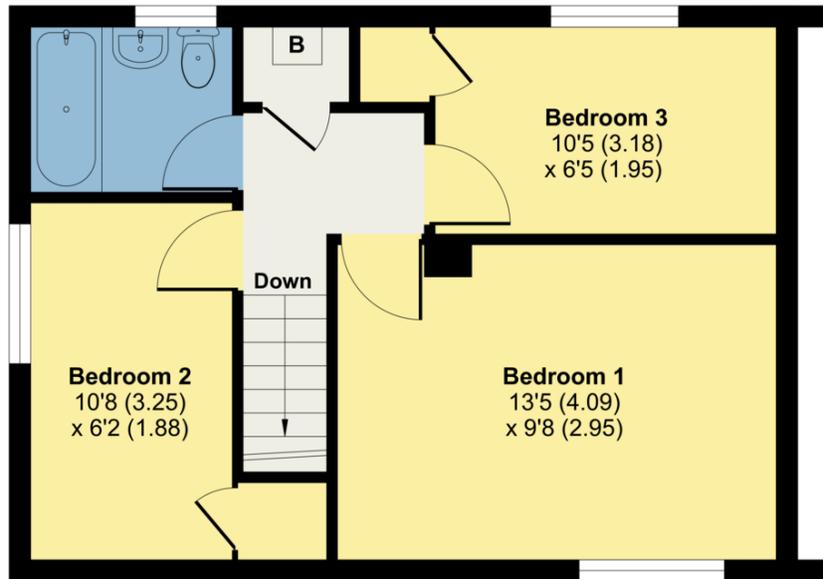


Rear Garden

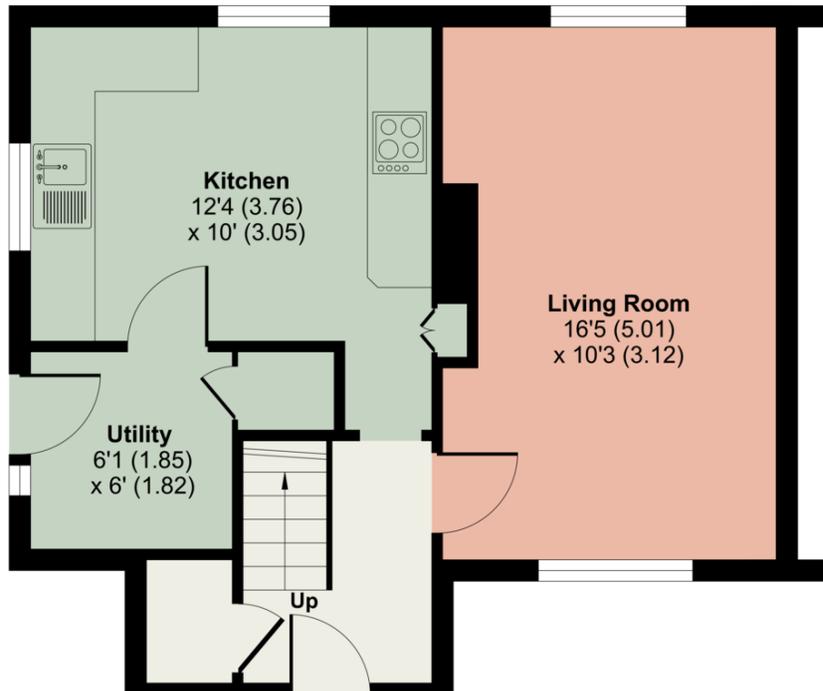
32 Orrest Drive, Windermere, LA23

Approximate Area = 774 sq ft / 71.9 sq m

For identification only - Not to scale



FIRST FLOOR



All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 08/08/2025.

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