



**HACKNEY
& LEIGH**

Windermere

£315,000

25 Victoria Road North, Windermere, LA23 2DS

Towards the edge of Windermere on a small cul de sac is a 2 bedroomed semi detached house (formally 3 beds) with good sized detached garage and driveway and driveway parking.

Situated at the end of a quiet cul-de-sac this delightful home offers the perfect balance of tranquillity and accessibility. This property promises a lifestyle of comfort and convenience in one of the UK's most beautiful regions. Don't miss the opportunity to make this your next home.

Quick Overview

- 2 bedroom semi detached house
- 1 bathroom, 1 separate shower
- 1 Reception room
- Summer house & garden shed
- Originally a 3 bedroom house
- Within close proximity to shops and transport
- Peaceful location, end of cul de sac
- Excellent scope to personalise further
- Garage & off road parking
- * Ultrafast Fibre Broadband



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Ultrafast
Fibre
Broadband



Garage & Off
Road Parking

Property Reference: W6292



Living Room



Living Room



Kitchen



Bedroom 1

From the porch, you step into the living area, filled with natural light from the double glazed window and doors leading out onto the rear patio area, also offering a Living Flame gas fire set in marble with mahogany surround. The adjacent kitchen is thoughtfully laid out with an expanse of work surface offering a breakfast bar for informal dining, Bosch electric hob and extractor hood, eye level oven and grill, integral under counter fridge and freezer and ample storage space. The Worcester boiler is housed opposite the glass door leading to the rear patio.

The family bathroom is on the ground floor with a 3 piece suite with bath, WC and wash hand basin and tastefully tiled.

Once upstairs you will find two generously sized bedrooms, formally arranged as 3 bedrooms, Bedroom 1 has built in wardrobes and dressers and an integrated built in shower. Bedroom 2 also offers built in cupboards. These rooms could be easily reconfigured to create a 3 bedroom family home again.

Outside, the property continues to impress with a private patio garden, as well as a summer house in the bottom corner of the garden and a shed. The good sized garage is adjacent to a small utility / storeroom, both lead off the sloped tarmaced driveway that can park 3-4 cars. The front garden is currently flagged with a few shrubs and has loads of potential for the gardening enthusiast.

The Accommodation comprises:

Entrance Hall

Living Room: 19' 1" x 11' 3" (5.82m x 3.43m)

Kitchen: 12' 5" x 8' 7" (3.78m x 2.62m)

Bathroom

First Floor:

Bedroom 1: 19' 3" x 11' 2" (5.87m x 3.4m)

Bedroom 2: 13' 0" x 8' 11" max (3.96m x 2.72m)

Garage: 20' 2" x 13' 9" (6.15m x 4.19m)

Property Information:

Council Tax: Westmorland and Furness Council - Band D

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

Services: Mains gas, water, drainage and electricity.

Tenure: Freehold (Vacant possession upon completion).

Viewings: Strictly by appointment with Hackney & Leigh.

What3Words & Directions: [///slug.oxidation.snuggled](https://www.what3words.com////slug.oxidation.snuggled)

From the Hackney & Leigh office, bear left into Ellerthwaite road, go straight over into Park Avenue, carry on straight and bear left into Whinfield Road, right into Park Road and then left into Limethwaite Road, carry on down and turn right into Fairfield Road, on the right and finally right into Victoria Road North and Number 25 can be found at the end of the Cul-de-sac on the right hand side.

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



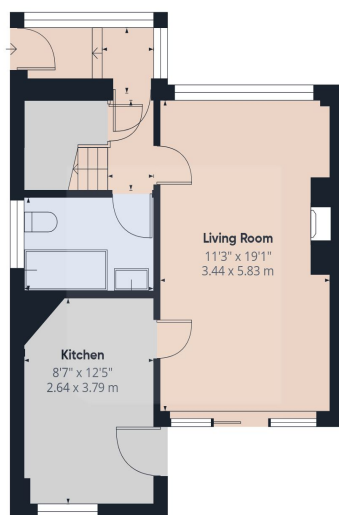
Summer house & Shed



Rear Garden

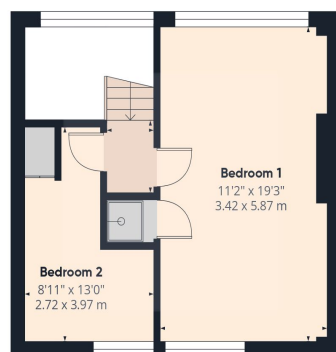


Rear Garden



Floor 0 Building 1

Approximate total area⁽¹⁾
773 ft²
72 m²



Floor 1 Building 1

(1) Excluding balconies and terrace

Calculations reference the RICS IPM 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Thought from the owners – “*This has been a well loved and happy home.*”

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 07/10/2025.

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