



Windermere

£318,000

46 Victoria Road North, Windermere, LA23 2DS

In a secluded cul-de-sac, this delightful three-bedroom semi-detached house offers a perfect blend of comfort and potential. With its established gardens and inviting light and airy accommodation, this property is an ideal choice for families or those seeking a peaceful location close to Windermere Village.

Located just a short distance from the Village, residents will enjoy easy access to transport links, local amenities, and the stunning natural beauty of the Lake District. With no onward chain, this property is ready for its next chapter, inviting new owners to make it their own.

Quick Overview

- Semi detached house
- 3 good bedrooms
- Peaceful cul de sac position
- Open Plan Living/Dining Room
- Ground Floor Cloakroom
- Gas central heating and UPVC double glazing
- Nearby garage
- Pleasant outlooks to across field to front
- A short distance from village amenities and transport
- Ultrafast broadband available



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Ultrafast
available



Garage and
parking close by

Property Reference: W6307



Living Room



Dining Room



Kitchen



Bedroom 1

Step inside to discover a light filled entrance hall with stairs to first floor, understairs cupboard and useful cloakroom with WC, wash basin and wall mounted gas fired boiler. Adjacent is a side porch which offers an alternative access to the property and is an ideal spot for cloaks and shoes. Access to the rear garden can be gained from here.

The generous Living Room has a large picture window which offers an abundance of natural light and a pleasant outlook. There is ample room for relaxation and entertaining, with a built in TV shelf which incorporates a fireplace with inset electric fire and a dining area adjacent is located backing onto the kitchen for convenience with serving hatch and built in cupboards.

The kitchen offers a generous range of wall and base units and worksurface space which incorporates a single drainer sink unit and 4 ring electric hob with concealed extractor. In addition there is a built in NEFF oven, Bosch microwave, free standing fridge and washing machine. A low level breakfast bar is perfect for informal dining, there is tiling to floor and 2 windows offering outlooks over the rear garden. Though well-maintained, it presents an exciting opportunity for buyers to update and personalise according to their tastes.

Upstairs, you will find three good sized bedrooms, each offering pleasant aspects, particularly Bedroom 1 which has views across pasture land. Bedroom 2 has a good range of built in wardrobes and Bedroom 3 has a useful overstairs cupboard. The family bathroom is fitted with panelled bath and electric shower over, WC and wash hand basin. Partial tiling to walls, window and radiator. The layout is both practical and flexible, accommodating the needs of a growing family.

Outside, the established gardens are a true highlight, offering a private oasis for outdoor gatherings, a amateur gardeners or simply unwinding amidst nature. The garage located closeby provides convenient storage/workshop.

Don't miss this rare opportunity to secure a home in such a sought-after location. Arrange a viewing today and discover the potential of this practical house.

Accommodation: (with approximate measurements)

Entrance Hall

Entrance Porch

Living Room 14' 10" x 11' 7" (4.52m x 3.53m)

Dining Room 11' 9" x 8' 8" (3.58m x 2.64m)

Kitchen 16' 8" x 7' 5" (5.08m x 2.26m)

First Floor Landing

Bedroom 1 12' 8" x 9' 8" (3.86m x 2.95m)

Bedroom 2 10' 9" x 9' 8" (3.28m x 2.95m)

Bedroom 3 9' 2" x 7' 11" (2.79m x 2.41m)

Bathroom

Parking Parking to cul de sac and single garage located closeby

and additional land sizeable enough to house a caravan/motorhome.

Property Information:

Services: Mains gas, water, drainage and electricity.

Tenure: Freehold

Council Tax: Westmorland and Furness Council - Band D

What3words and Directions: ///unrated.modules.caskets
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

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

Viewings: Strictly by appointment with Hackney & Leigh.

Agents Information: N.B Potential buyers need to be advised that this property has an unregistered title.

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).



Front aspect



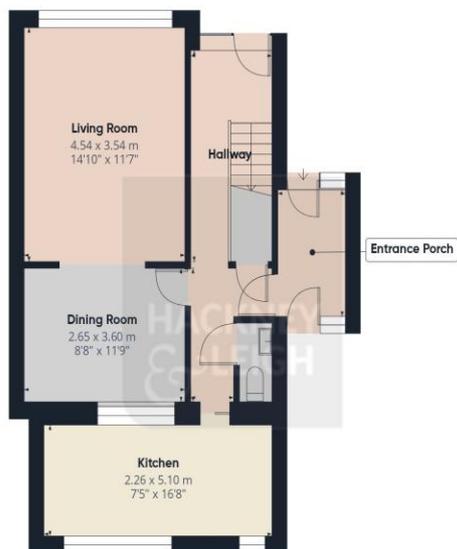
Bedroom 2



Bedroom 3



Rear garden

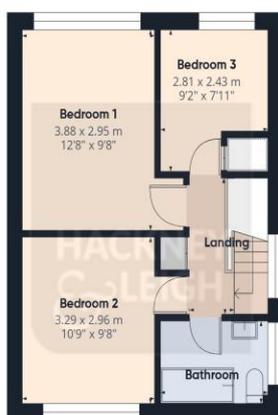


Floor 1

Approximate total area⁽¹⁾

90.5 m²

974 ft²



Floor 2

(1) Excluding balconies and terraces

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

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