



30 Limethwaite Road, Windermere
£330,000



30 Limethwaite Road

Windermere

Set within the heart of Windermere, this charming mid terraced stone built home enjoys a convenient position just a short distance from local shops, cafes and transport links, while being surrounded by the beauty of the Lake District. Dating from the late 19th century and set over three floors, the property blends character features with a tasteful, well presented interior.

The lounge is a warm and inviting space with plenty of natural light, with a feature bay window and with potential for a log burner. The kitchen is both attractive and practical, with space for a dining table creating a sociable hub of the home. A useful utility room and downstairs W.C. completes the ground floor.

Upstairs, there are three double bedrooms, each nicely presented, with one benefiting from fitted wardrobes. Two of the rooms feature decorative fireplaces, adding charm and character. The family bathroom serves the accommodation, with additional eaves storage accessed from the landing.

To the front, there is a garden with established planting and a pathway leading to the entrance. To the rear, an enclosed yard provides a private outdoor space, complete with patio seating area and a useful stone outhouse.

- Charming mid terraced character home, beautifully presented with a warm and inviting feel throughout
- Attractive fitted kitchen with space for a dining table, creating a sociable everyday hub
- Elegant lounge with excellent natural light and a feature bay window
- A useful utility room and downstairs W.C. completes the ground floor.
- Three well proportioned double bedrooms, one benefiting from fitted wardrobes
- Character features including two decorative fireplaces adding charm and personality
- Modern family bathroom complemented
- Front garden with established planting and a pathway leading to the entrance
- Enclosed rear yard with patio seating area and a useful stone outhouse
- Ideally positioned in Windermere, within easy reach of local amenities, transport links and surrounding countryside

DIRECTIONS: From the A591, turn into Windermere onto Victoria Street and continue along as the road becomes Crescent Road. Turn right into Ellerthwaite Square, then left onto Ellerthwaite Road. Take the next left onto Holly Road and continue straight on at the junction onto Park Road. Follow the road until you reach the left turn for Limethwaite Road, where number 30 can be found on the right.

What3Words: [///super.signal.mastering](https://www.what3words.com/super.signal.mastering)

SERVICES

Mains electric, mains gas, mains water, mains drainage

EPC RATING D

COUNCIL TAX BAND currently Band C

TENURE: FREEHOLD

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.





LIVING ROOM

15' 0" x 8' 1" (4.56m x 2.46m)

KITCHEN / DINER

9' 1" x 11' 1" (2.78m x 3.37m)

HALLWAY

11' 8" x 5' 0" (3.55m x 1.52m)

UTILITY ROOM

5' 6" x 5' 0" (1.68m x 1.53m)

WC

2' 9" x 5' 1" (0.83m x 1.54m)



BEDROOM

12' 2" x 8' 9" (3.72m x 2.67m)

BEDROOM

13' 10" x 12' 4" (4.22m x 3.75m)

LANDING

4' 6" x 8' 6" (1.37m x 2.60m)

BEDROOM

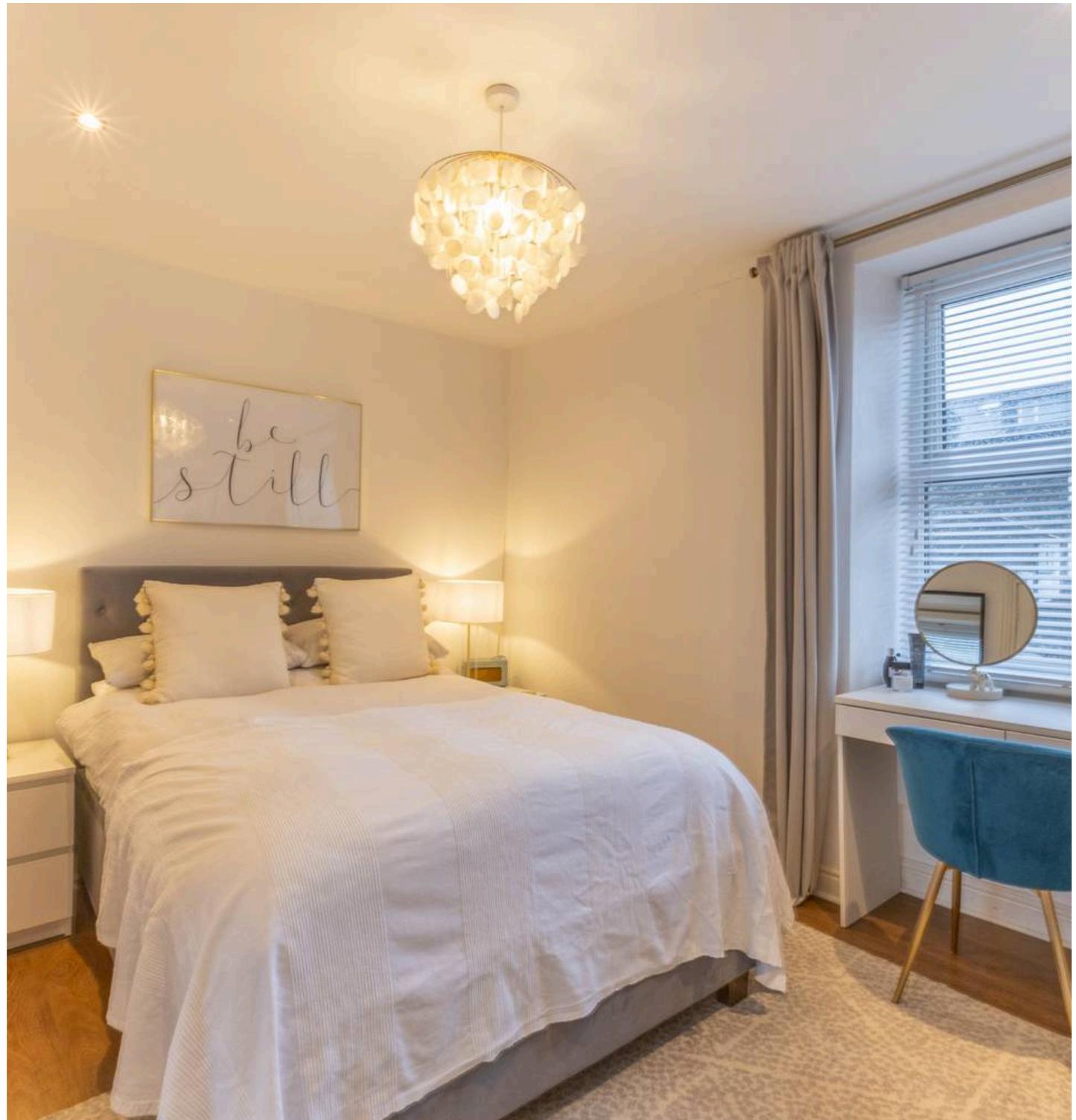
10' 9" x 12' 4" (3.28m x 3.75m)

BATHROOM

8' 9" x 8' 5" (2.66m x 2.56m)

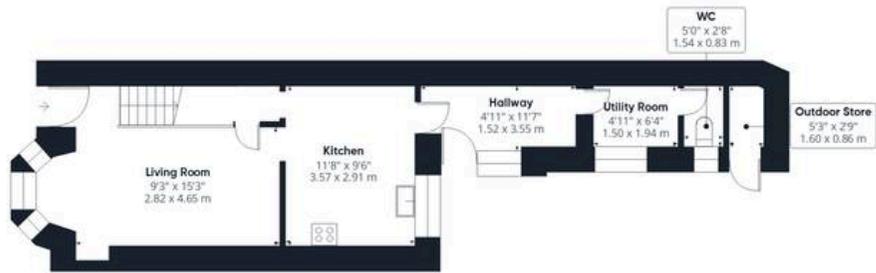
OUTDOOR STORE

2' 9" x 3' 6" (0.83m x 1.06m)









Ground Floor



Floor 1



Approximate total area⁽¹⁾

888 ft²

82.4 m²

Reduced headroom

20 ft²

1.8 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This

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