



Bowness

**Auction Guide
Price
£155,000**

24 Beechwood Close
Bowness On Windermere
Cumbria
LA23 3AB

Property Ref: W4899

FOR SALE BY PUBLIC AUCTION - WEDNESDAY 11TH
DECEMBER 2019 AT CORONATION HALL, COUNTY
SQUARE, ULVERSTON, LA12 7LZ AT 6:30PM

A purpose built 2 bed roomed ground floor apartment, located almost at the end of a private and quiet cul de sac with nearby access on the Dalesway leading to a network of country walks. An ideal holiday home/let in an ideal peaceful location yet convenient for the shops, restaurants and amenities of Bowness village with views to Lake Windermere and the fells beyond.

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Living Room



Balcony



Garage

Location: Located near the bottom of a quiet cul de sac. From Windermere proceed into Bowness on Lake Road bearing left on to Helm Road, immediately after the Lakeland shop. Continue up the hill past the Hydro Hotel and Beechwood Close is on the right hand side, on entering Beechwood Close keep bearing right and No. 24 is near the end of the cul-de-sac on the right hand side.

Accommodation (with approximate measurements)

Entrance Hall

Understairs cupboard with coat hooks and separate cupboard.

Living Room

15' 0" x 12' 0 plus 11'4" x 5'8"" (4.57m x 3.66m)

With coal effect gas fire and wooden surround and marble hearth. TV point. Patio doors leading to balcony with paved seating area and decking. Views to Lake Windermere and the surrounding fells.

Kitchen

10' 10" x 5' 11" (3.3m x 1.8m)

with wall and base units, plumbing for washing machine.

Bedroom 1

12' 0" x 10' 11 max" (3.66m x 3.33m)

Built in cupboard with shelving.



Kitchen

Bedroom 2

12' 0" x 9' 7" (3.66m x 2.92m) Built in wardrobes and cupboards with shelving and housing the hot water cylinder.

Bathroom with 3 piece suite of WC, sink and bath with hand held shower.

Outside: Garden to the front, rear and side. Balcony to the rear with paved area and decking 15'9" x 15'7" (including balcony), with views to Lake Windermere and the surrounding fells.

Garage 17' 0" x 9' 5" (5.18m x 2.87m)

Council Tax: South Lakeland District Council Band D

Services: Mains gas, water, drainage and electricity. uPVC windows and gas fired central heating.

Tenure: To be confirmed.

Viewings: Strictly by appointment with Hackney & Leigh, Windermere Office.

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

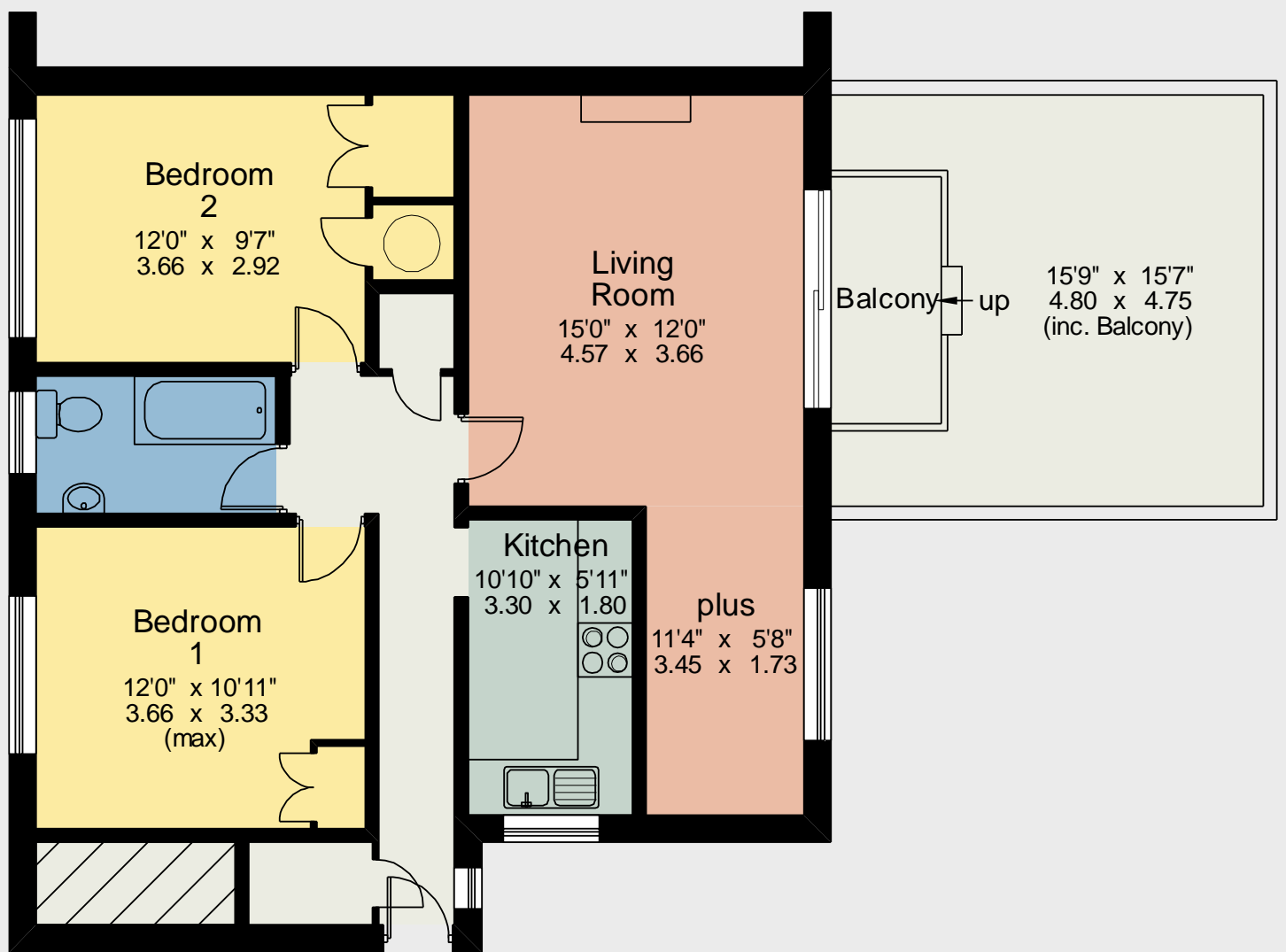
The property is to be auctioned by Auction House, Cumbria www.auctionhousecumbria.co.uk on Wednesday 11th December. Please see their website for details.



Bedroom 2



View



Approx Gross Floor Area = 1047 Sq. Feet
= 97.05 Sq. Metres

For illustrative purposes only. Not to scale.

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.