



Windermere

£199,000

10 Oldfield Court
Windermere
Cumbria
LA23 2HH

A 2 bedroomed modern mid terrace house right in the heart of the village yet just tucked away on a small private cul de sac where it occupies a pleasant corner position. The property is now in need of modernisation.

Within close walking distance to the village centre and all its amenities, including the railway and 100 yards from Queens Park Recreational ground, being 11 acres of parkland with numerous sporting activities, children's play area and open spaces.

Property Ref: W5316





Lounge



Bedroom 1



Bedroom 2

Description: Situated at the end of a quiet cul-de-sac, this 2 bedroomed property is in need of some modernisation and is priced accordingly.

The accommodation comprises dining kitchen and bright lounge opening on to a small rear patio garden. On the first floor are 2 bedrooms and bathroom. To the rear is a small patio area with parking space to the front.

Location: Tucked away, Oldfield Court is located just off Park Avenue. From our office cross the road on to Ellerthwaite Road passing Woodland Road on the left. The road then continues as Park Avenue and Oldfield Court is on the left. Number 10 is towards the far end on the right hand side.

Accommodation (with approximate measurements)

External Porch Canopy

Entrance Hall With a shelved store cupboard with coat hooks, telephone point and stairs to First Floor.

Lounge 14' 2" x 10' 7" (4.32m x 3.23m) TV point and gas fire. Patio doors lead to a rear garden.

Breakfast Kitchen 36' 0 max" x 10' 0" (10.97m x 3.05m) Wall and base units, stainless steel sink, plumbing for washing machine and space for fridge/freezer and cooker. Warm air heating system. Part tiled walls and vinyl flooring.



Breakfast Kitchen

Stairs from entrance hall lead to first floor

Bedroom 1 14' 2" x 10' 7" (4.32m x 3.23m) Built in cupboard housing the hot water cylinder. Further built in cupboard with shelving.

Bedroom 2 10' 4 max" x 8' 5" (3.15m x 2.57m) Built in cupboard with shelving.

Bathroom 3 piece white suite of WC, pedestal washbasin and bath with hand held shower. Vinyl flooring.

Outside: To the rear of the property is a small paved area with rockery and a lawned area with shed. Parking for 1 car to the front.

Services: Mains gas, water, drainage, electricity. Warm air heating system which we have been advised by the current owners that this is not working. Double glazed windows.

Tenure: Freehold. Vacant possession upon completion.

Council Tax: South Lakeland District Council Band C.

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

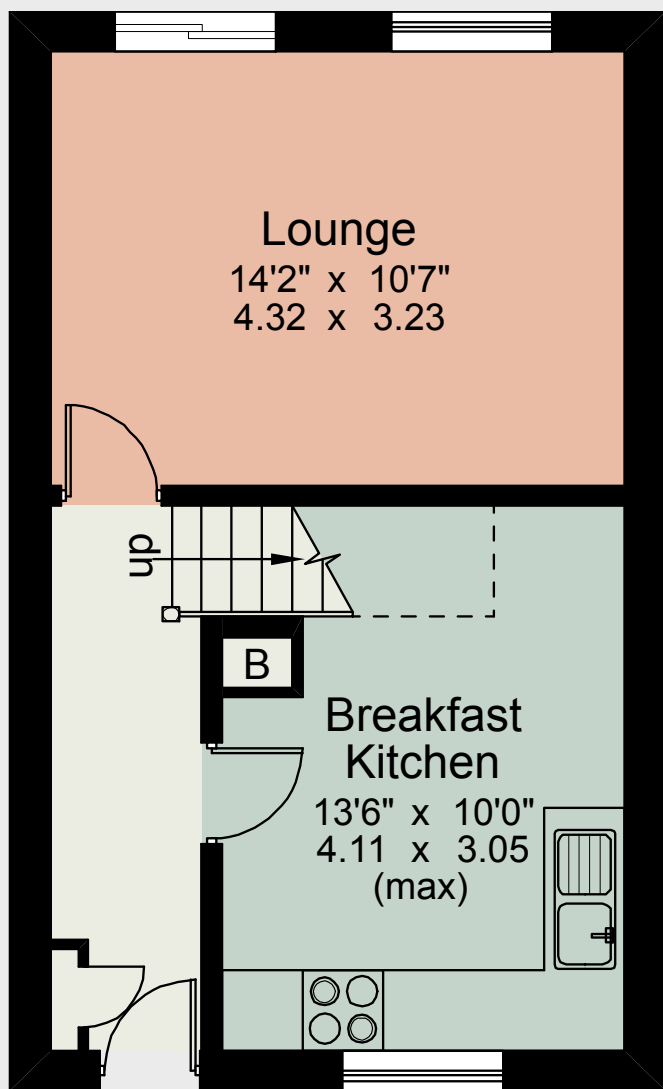
Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our



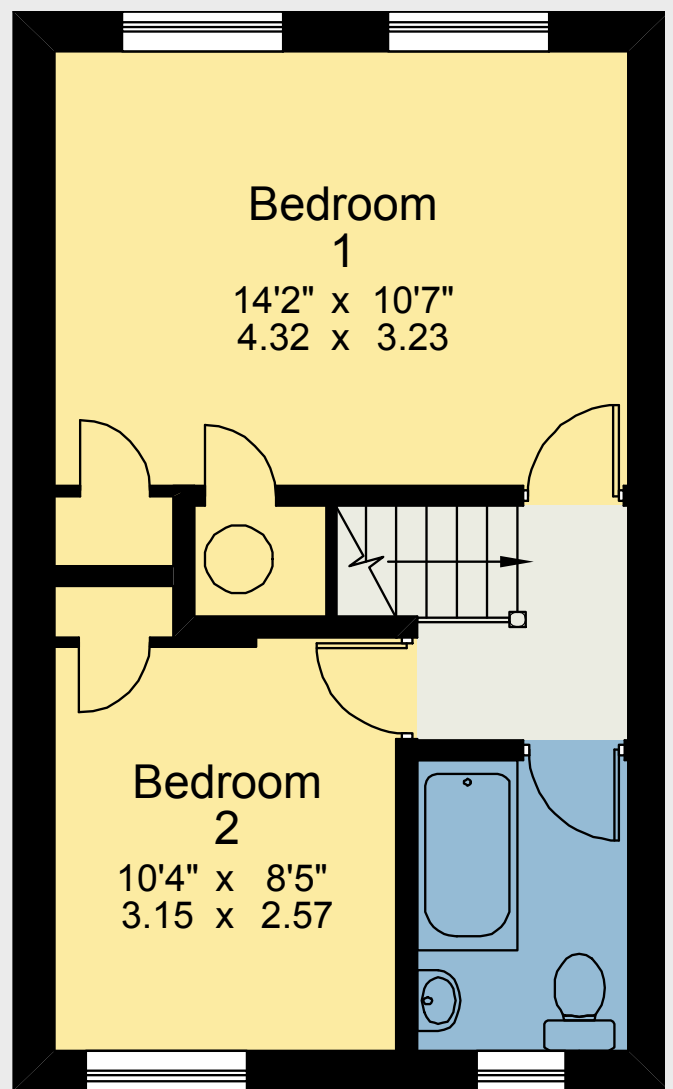
Rear Garden



View



Ground Floor



First Floor

Approx Gross Floor Area = 705 Sq. Feet
 = 65.35 Sq. Metres

For illustrative purposes only. Not to scale.

A thought from the owners...The house is in a delightful little "mini community" with a mix of young families, older people, and weekenders. It's a peaceful and happy area, close to shops, and local park, and of course the fells.

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.