



Windermere

£242,500

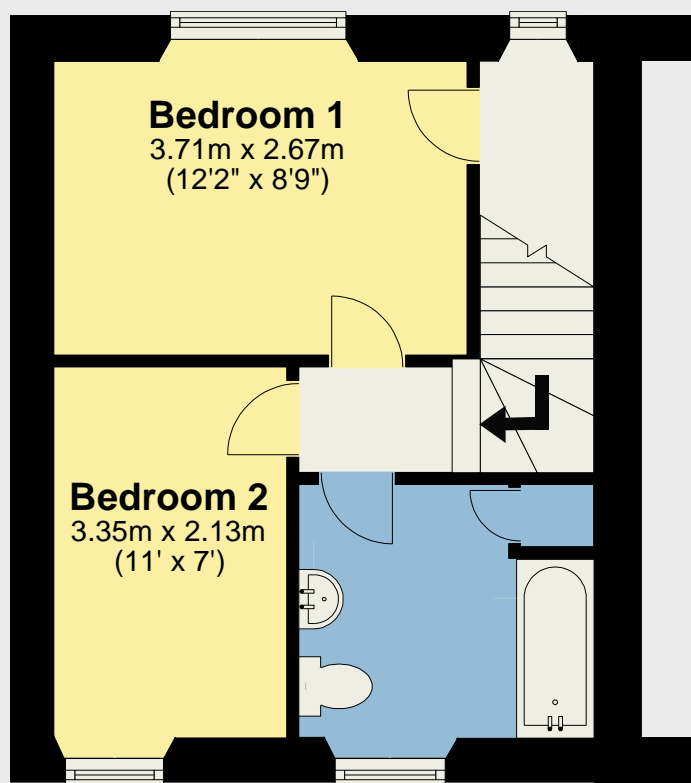
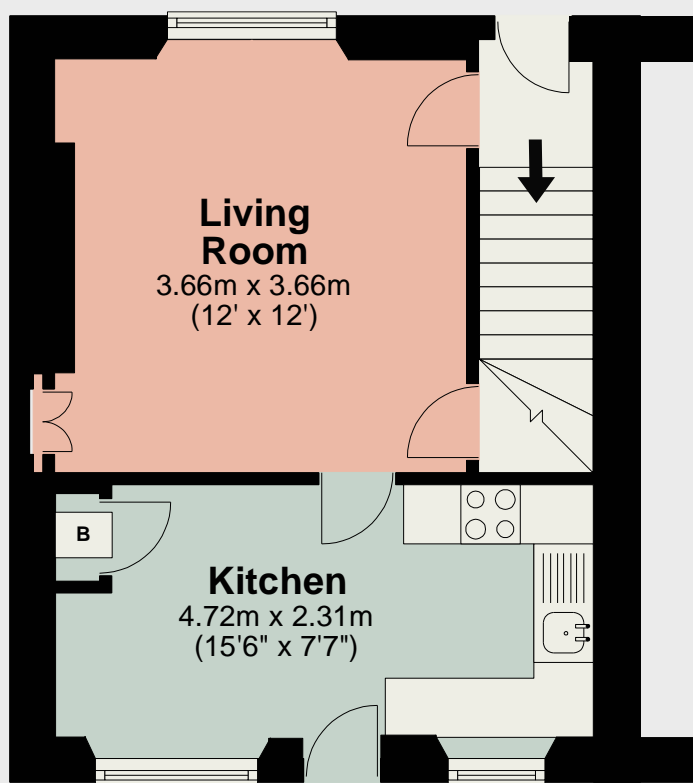
25 Woodland Road
Windermere
Cumbria
LA23 2AN

A traditional two bedroomed stone and slate semi detached cottage offered in good modernised order and only a short walk from the village centre.

- 2 Bedrooms.
- Gas fired central heating.
- Double glazed windows.
- Ideal as a holiday let.

Property Ref: W5376





Total area: approx. 57.1 sq. metres (615.0 sq. feet)

For illustrative purposes only. Not to scale. REF: W5376

Description: 25 Woodland Road is a 2 bedroomed traditional cottage. Having been modernised approximately 10 years ago, the property would make a perfect holiday home or holiday let. With double glazed windows and gas fired central heating the accommodation comprises of entrance hall, living room and breakfast kitchen on the ground floor. 2 bedrooms and bathroom on the first. Outside to the rear is an enclosed patio, well covered seat and timber shed and has pedestrian access from the side to the front street.

Location: Located on Woodland Road, not too far from the fire station and only a short walk into the village centre. From Ellerthwaite Square take Ellerthwaite Road (opposite Hackney & Leigh Sales office). Bear second left onto Woodland Road and No 25 is a short way up on the right.

Accommodation (with approximate measurements):

Entrance Hall With uPVC front door.

Living Room 12' 1" x 12' 0" (3.68m x 3.66m) Fireplace with gas fire, timber surround and polished marble hearth. uPVC double glazed window, built in cupboard.

Breakfast Kitchen 15' 6" x 7' 7" (4.72m x 2.31m) Modern fitted wall and base units, plumbing for washing machine, stainless steel sink unit, built in oven and hob with extractor fan over. Built in cupboard. Wood effect flooring.

First Floor:

Bedroom 1 12' 2" x 8' 9" (3.71m x 2.67m) uPVC double glazed window and built in wardrobe.

Bedroom 2 11' 0" x 7' 7" (3.35m x 2.31m) uPVC double glazed window.

Bathroom 3 piece white suite of bath with Mira shower over, pedestal washbasin and WC uPVC double glazed window with shelved cupboard and part tiled walls.

Outside: Rear paved patio/yard with covered seat, timber shed. A lovely sitting out area with private walkway and gate onto Woodland Road.

Council Tax: South Lakeland District Council - Band C

Services: Mains gas, water, electricity. Gas fired central heating and radiators.

Tenure: Freehold. Vacant possession upon completion.

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 offices.

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.