



## Windermere

**£195,000**

2 Mill Brow, Droomer  
Windermere  
LA23 2LZ

A two storey split level semi detached house with off road parking for 2 cars, private south-facing garden, gas fired central heating and double glazed windows. Close to Windermere village and all the amenities it has to offer. Local occupancy restrictions apply.

Property Ref: W5563

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Living Room



Dining Kitchen

**Location:** The property is located on a quiet cul-de-sac approximately half a mile from the village centre. From Windermere proceed on the one way system in the village bear left at the co-op onto Oak Street. From Oak street turn left onto Dromer Drive continue along passing the turning for Ghyll Road on the left turn right towards Mill Brow and Mill Rise turn right again into Mill Brow continue up the cul-de-sac and number 2 is a short way on your right hand side.

**Description:** A neatly presented, semi detached house suitable for first time buyers, a small family or perhaps a retired or single person. The property was built in the late 1980's and is constructed from block cavity walls with rough cast elevations

under a pitched tiled roof. The property comprises of breakfast kitchen, living room out on to enclosed garden, 2 bedrooms and bathroom.

The property is subject to a local occupancy clause whereby the purchaser must have lived or worked within Cumbria for the past 3 years prior to purchase and use the property as their main residence.

#### Accommodation: (with approximate measurements)

##### Entrance Porch

##### Entrance Hall

Telephone point and hive central heating controls.

##### Dining Kitchen

12' 4" x 8' 1" (3.76m x 2.46m)

With fitted wall and base units, inset sink, built in oven, hob and cooker hood, plumbing for washing machine and part tiled walls. Space for dining table.

##### Half Landing

With good sized built in cupboard/larder under stairs.

##### Living Room

14' 8" x 10' 1" (4.47m x 3.07m)

With uPVC sliding patio door to rear garden. Television point.



Garden

#### Stairs to First Floor

#### Bedroom 1

14' 8" (into wardrobes) x 10' 1" (4.47m into wardrobes x 3.07m)  
With a wall of built in wardrobes and overlooking the back garden.  
Access to loft space.

#### Half Landing

With built in cupboard housing Vaillant gas combination boiler.  
Access to 2nd area of roof space with light and being part boarded  
accessed via sliding aluminium loft ladder.

#### Bedroom 2

12' 4" x 8' 2" (3.76m x 2.49m)

#### Bathroom

With a 3 piece white suite of bath with shower over, pedestal  
wash hand basin and WC. Part tiled walls and Velux double glazed  
roof light. Dimplex wall mounted fan heater and a radiator.

#### Outside:

To the front of the property is parking for 2 cars. To the rear is a  
level mainly lawned garden which is surprisingly private with paved  
patio and a shed and pedestrian side access.

#### Services:

Mains gas, water, drainage and electricity. Gas fired central heating  
to radiators and uPVC double glazed windows and external doors  
and double glazed wooden Velux window in the bathroom.



Rear Elevation

#### Council Tax:

South Lakeland District Council - Band B.

#### Tenure:

Freehold. Vacant possession upon completion.

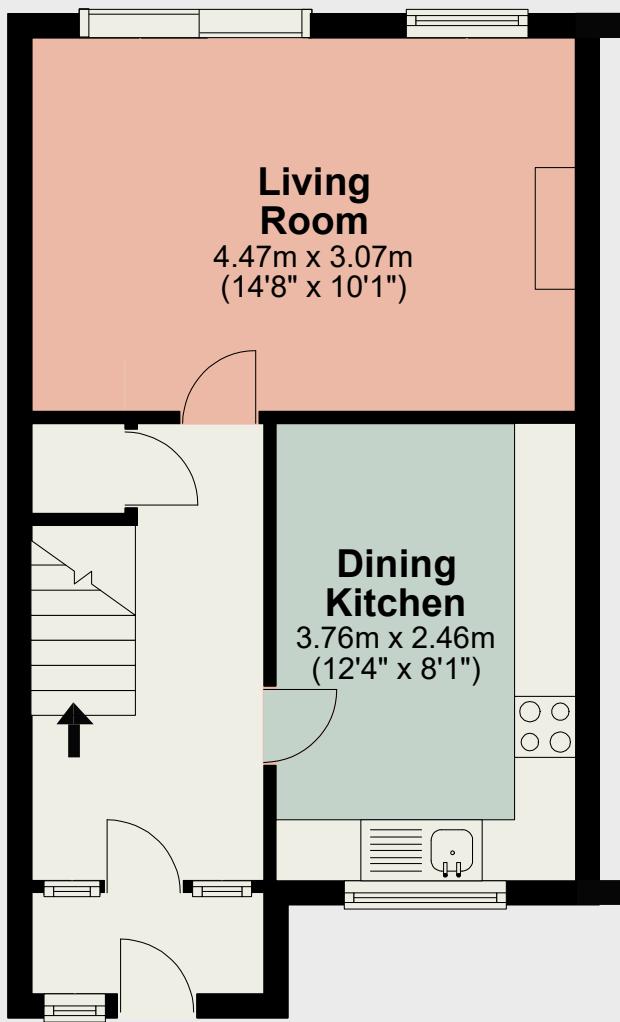
#### Viewings:

Strictly by appointment with Hackney & Leigh Windermere Sales  
Office.

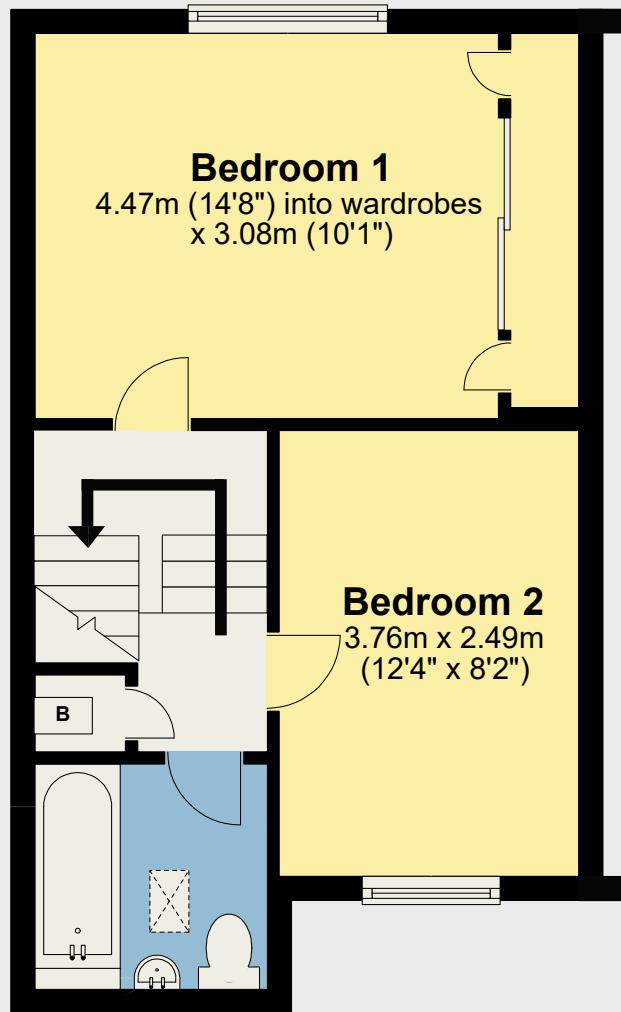
#### Energy Performance Certificate:

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

## Ground Floor



## First Floor



Total area: approx. 65.5 sq. metres (704.5 sq. feet)

For illustrative purposes only. Not to scale. REF: W5563

A thought from the owners... 'I will miss the suntrap garden and living 2 minutes' walk from the fells, yet only 10 from shops and restaurants'

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