



**HACKNEY
& LEIGH**
Sales



Bowness

£550,000

8 Firtree Crescent
Bowness-On-Windermere
Cumbria
LA23 3HA

A light and modern 4 bedrommed semi detached bungalow split into two self contained parts in a very desirable location close to Bowness-on-Windermere. The property benefits from private parking for 3 cars, nearby single garage and manageable neatly landscaped outside space with lovely views to the rear, all in a quiet cul-de-sac.

Property Ref: W5587

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8 Firtree Crescent Living Room



8a Firtree Crescent Living Room



8 Firtree Crescent Bedroom 2

Description: 8 Firtree Crescent is a generously sized 4 bedroomeed bungalow, split into 2 parts on a quiet Cul-de-sac, each including 2 bedrooms, 2 kitchens, 2 bathrooms, 2 living rooms, easily maintained rear garden with raised seating area offering views to the rear. The property has large uPVC double glazed windows letting a good amount of light into the property. The bungalow is finished to a good standard with neutral and modern décor. To the front of the house you have private off road parking for up to 3 vehicles.

Originally a 2 bedroomeed semi detached bungalow planning permission was granted in 2003 to extend to create "proposed annexed accommodation for an extended family", the extension was built soon after and effectively created two, 2 bedroomeed bungalows (8 and 8a) with a connecting door allowing 2 generations of the same family to occupy each "bungalow" separately. We understand that the next owners can either use it following this intended use or effectively as one large property. We do not believe that each unit can be occupied separately as two independant properties.

Location: Firtree Crescent is a lovely quiet Cul-de-sac in a desirable location within easy reach of Bowness Bay, Windermere Marina and Bowness and Windermere Villages.

Leaving Windermere, take Lake Road towards Bowness and drive through the village Centre, you will pass Bowness Bay, carry on and Firtree Crescent is a turning on your right before you reach The Glebe, turn left and follow Firtree Crescent round to the right and 8 and 8a Firtree Crescent is at the end of the Cul-de-sac.

For a Viewing Call 015394 44461



8 Firtree Crescent Kitchen



8a Firtree Crescent Living Room



8a Firtree Crescent Kitchen



8a Firtree Crescent Bedroom 4



8 Firtree Crescent Bathroom

8 Firtree Crescent

Living Room 20' 2" x 13' 10" (6.15m x 4.22m) New uPVC entrance porch, electric coal effect fireplace. New carpet.

Kitchen 15' 11" x 9' 7" (4.85m x 2.92m) Fitted wall and base units, part tiled walls, breakfast bar, gas hob, electric oven, separate washer and dryer, integrated fridge freezer, 2 large cupboards 1 containing gas fired combination boiler and access to garden. New flooring.

Bedroom 1 14' 5" x 9' 11" (4.39m x 3.02m) New carpet.

Bedroom 2 11' 4" x 13' 7" (3.45m x 4.14m) New carpet.

Bathroom New 3 piece suite including wash basin, shower over bath and WC. New flooring.

8a Firtree Crescent

Living Room 2 19' 4 max" x 14' 0 max" (5.89m x 4.27m) Entrance from the driveway into the living room via uPVC double glazed doors. Access through to 8 Firtree Crescent.

Hallway With airing cupboard and access to all rooms in this part of the property as well as roof space.

Kitchen 2 15' 0 max" x 11' 0 max" (4.57m x 3.35m) Built in wall and base units, inset stainless steel sink, electric oven, gas hob, cooker hood, integrated fridge freezer, washing machine, separate dryer, access to rear and front driveway, Karndean wood flooring and breakfast bar.

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8 Firtree Crescent Bedroom 2



8 Firtree Crescent Bedroom 1



8a Firtree Crescent Bedroom 3



8a Firtree Crescent Bathroom

Bedroom 3 12' 4" x 13' 10" (3.76m x 4.22m)

Bedroom 4 7' 4" x 13' 11" (2.24m x 4.24m)

Bathroom 3 piece suite including shower over bath, wash basin and WC. Tiled walls and Karndean flooring.

Outside: Lovely easily maintained tiered garden leading up to a large seating area with good views, with side access from the front. Near by single garage.

Services: Mains water, drainage, gas, electricity, uPVC double glazed windows, separate gas fired central heating to radiators to each of 8 and 8a.

Council Tax: South Lakeland District Council - 8 Firtree Crescent - Band E and 8a Firtree Crescent - Band A

Tenure: Freehold

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.



Seating Area

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Seating Area



Garage



While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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A thought from the owners...Firtree Crescent has been a wonderful place to live, tucked away in a quiet corner yet just a 5 minute walk to the fantastic Lake Windermere, wonderful scenery and walks and the beautiful village of Bowness.

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.