



79 Thornbarrow Road, Windermere
Asking Price £350,000

Your Local Estate Agents
Thomson Hayton Winkley



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This well proportioned end terrace property with views of the Lakeland fells is situated within the heart of the Lake District National Park. Having a sitting/ room with study space, kitchen, three bedrooms, bathroom, cloakroom, gardens to front and rear and a garage. No upper chain.







79 THORNBARROW ROAD

A well proportioned end terrace house with views towards the Lakeland fells pleasantly located in a popular residential area in the heart of The Lake District National Park convenient for both Windermere and Bowness villages, Windermere railway station and road links to the M6.

The accommodation briefly comprises of a porch, entrance hall, sitting/dining room with study space, kitchen and cloakroom to the ground floor and three bedrooms and a bathroom on the first floor. The property benefits from double glazing and gas central heating and is offered for sale with no upper chain.

Outside offers a generous landscaped garden and patio to the front and gardens with access to the garage at the rear.

GROUND FLOOR

PORCH

7' 2" x 4' 6" (2.19m x 1.39m)

Double glazed door, three single glazed windows.

ENTRANCE HALL

8' 8" max x 5' 1" max (2.65m x 1.55m)

Double glazed door, radiator, built in cupboard.

SITTING/DINING ROOM

20' 5" max x 15' 10" max (6.23m x 4.83m)

Double glazed door, three double glazed windows, two radiators, built in cupboard.

KITCHEN

10' 1" x 7' 9" (3.09m x 2.37m)

Double glazed window, base and wall units, stainless steel sink, space for cooker and fridge freezer, plumbing for washing machine, partial tiling to walls.

CLOAKROOM

5' 7" x 2' 10" (1.71m x 0.87m)

Double glazed window, radiator, W.C., wash hand basin to vanity, tiling to walls.





FIRST FLOOR

LANDING

13' 3" x 6' 7" (4.06m x 2.03m)

Double glazed window, radiator, built in airing cupboard housing gas central heating boiler, built in cupboard housing loft access.

BEDROOM

13' 1" x 8' 9" (4.00m x 2.67m)

Double glazed window, radiator, built in wardrobe.

BEDROOM

10' 10" x 8' 9" (3.31m x 2.67m)

Double glazed window, radiator, built in wardrobe.

BEDROOM

8' 11" x 6' 7" (2.72m x 2.03m)

Double glazed window, radiator.

BATHROOM

6' 6" x 5' 10" (2.00m x 1.78m)

Double glazed window, heated towel radiator, three piece suite in white comprises W.C., wash hand basin to vanity and bath with thermostatic shower over, tiling to walls, extractor fan.

GARAGE

Up and over door.

OUTSIDE

There is a delightful landscaped garden tot he front of the house which includes a variety of established trees and shrubs, beautifully maintained box hedging, a lawn and a patio. There is a water supply to the side and two well stocked beds lie to the rear together with an access lane to the garages.

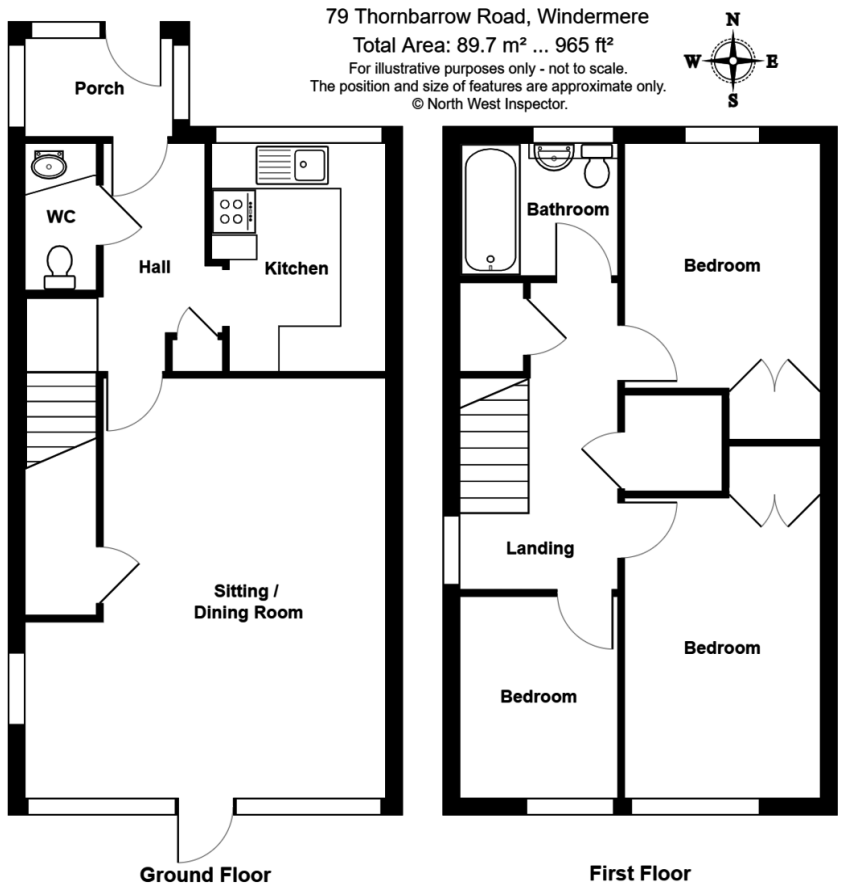
SERVICES

Mains electricity, mains gas, mains water, mains drainage.

COUNCIL TAX BANDING

Currently Band C as shown on the Valuation Office website.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DIRECTIONS

From Windermere proceed along Lake Road in the direction of Bowness. Turn left in to Thornbarrow Road and continue to pass the left turn for Oakthwaite Road to find the gated entrance for number 79 clearly marked on the left.

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