



3 Springfield Road, Windermere
Asking Price £300,000

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Thomson Hayton Winkley



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A versatile well presented semi detached house situated towards the head of a cul-de-sac in the heart of the Lake District National Park. Having a sitting room, open plan dining kitchen, three bedrooms, two bathrooms, double glazing, gas central heating, ample parking and delightful gardens.







3 SPRINGFIELD ROAD

A versatile well proportioned semi detached house situated towards the head of a cul-de-sac on the fringe of Windermere Village. The property is within walking distance of the community store and the many amenities available both in and around the village and offers easy access to the rest of the Lake District National Park and links to the M6.

The well presented accommodation briefly comprises of an entrance hall, sitting room, open plan dining kitchen, bedroom, bathroom and porch to the ground floor, and two further bedrooms and a bathroom to the first floor. This appealing property benefits from double glazing and gas central heating throughout.

Outside offers ample driveway parking and delightful gardens and outdoor space.

Occupancy restrictions apply, please contact Windermere office for further details.

GROUND FLOOR

ENTRANCE HALL

3' 4" x 3' 3" (1.02m x 1.00m)

Double glazed door.

SITTING ROOM

15' 2" max x 11' 5" max (4.63m x 3.49m)

Two double glazed windows, two radiators, decorative fireplace with painted surround and granite hearth and back panel, built in cupboards and shelving to alcove, cupboard housing gas combination boiler, wall lights.

KITCHEN

14' 10" max x 8' 3" max (4.53m x 2.54m)

Natural light from dining room, radiator, good range of base and wall units, undermounted stainless steel sink to granite worktops, space for cooker and fridge freezer, plumbing for washing machine, integrated dishwasher, built in cupboard, recessed spotlights, tiled splashbacks, tiled flooring.

DINING ROOM

14' 5" max x 8' 3" max (4.41m x 2.53m)

Double glazed French doors with adjacent windows, a further window and two Velux windows, radiator, recessed spotlights, tiled flooring.

PORCH

8' 9" max x 3' 7" max (2.67m x 1.10m)

Double glazed door with adjacent double glazed window, radiator.





BEDROOM

10' 2" max x 9' 11" max (3.11m x 3.04m) Double glazed window, radiator.

BATHROOM

9' 2" max x 8' 0" max (2.80m x 2.45m) Double glazed window, radiator, three piece suite in white comprises W.C. wash hand basin and bath with electric shower over, tiling to walls.

FIRST FLOOR

LANDING

2' 11" x 2' 11" (0.90m x 0.90m)

BEDROOM

15' 1" max x 14' 9" max (4.60m x 4.52m)

Two double glazed windows, two radiators, built in wardrobe, built in cupboard, access to boarded loft with double glazed Velux window and lighting.

BEDROOM

15' 9" max x 10' 0" max (4.82m x 3.06m)

Double glazed window, two radiators, fixed ladder access to boarded loft with double glazed Velux window and lighting.

BATHROOM

9' 0" max x 4' 9" max (2.76m x 1.47m)

Double glazed Velux window, radiator, three piece suite in white comprises W.C. wash hand basin and corner bath with electric shower over, tiling to walls, extractor fan, fitted wall unit, wall light with shaver point.

OUTSIDE

There is ample driveway parking to the front of the house together with a low maintenance garden which includes decorative slate chippings and established shrubs. The rear of the property offers attractive, well maintained outdoor space which includes paved patio seating areas, a lawn, an area of decorative slate chipping and a garden store.

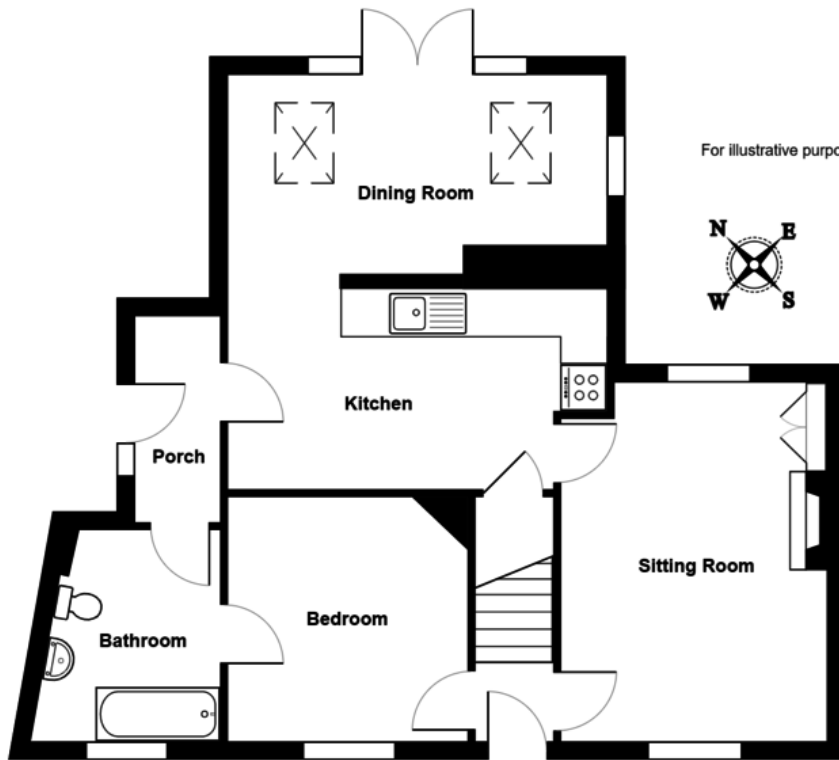
SERVICES

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

COUNCIL TAX BANDING

Currently Band C as shown on the Valuation Office website.



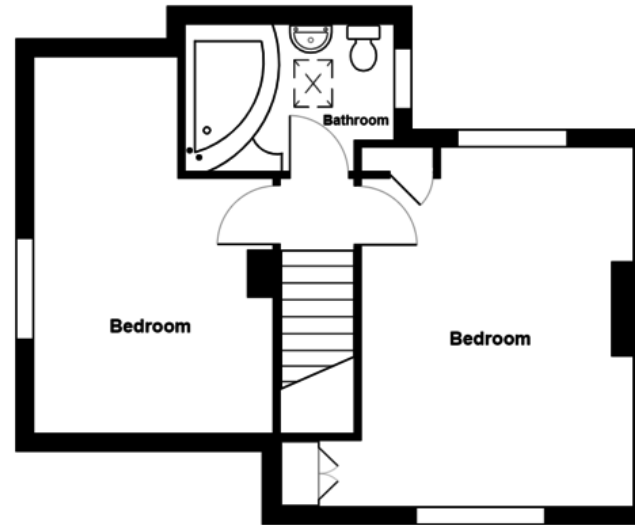


Ground Floor

3 Springfield Road, Windermere

Total Area: 102.8 m² ... 1106 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.
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First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

DIRECTIONS

From our Windermere office proceed along Crescent Road and merge in to New Road. Turn left on to Ellerthwaite Road and merge in to Park Avenue. Bear left to merge in to Winfield Road and turn right in to Springfield Road where number 3 is located on the left towards the head of the cul-de-sac.

Important Notice

Whilst every care has been taken in the preparation of these particulars, all interested parties should note: (i) the descriptions and photographs are for guidance only and are not a complete representation of the property; (ii) plans are not to scale, are for guidance only and do not form part of a contract; (iii) services and any appliances referred to have not been tested, and cannot be verified as being in working order; (iv) no survey of any part of the property has been carried out by the vendor/lessor or Thomson Hayton Winkley Estate Agents; (v) measurements are approximate and must not be relied upon and have been taken using a laser measuring device. For convenience an approximate imperial equivalent is also given; (vi) any reference to alterations to, or use of, any part of the property does not mean that any necessary planning building regulations or any other consent has been obtained. A purchaser/lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct; (vii) nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent agreement; (viii) please contact the Agents before travelling any distance or viewing properties to check availability and confirm any point which may be of particular importance. THW Estate Agents Ltd is a separate legal entity to the solicitors firm of Thomson Hayton Winkley Ltd which has a different ownership (although some of the owners are the same). Clients of THW Estate Agents Ltd do not have the same protection as those of Thomson Hayton Winkley Ltd.

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