



22 Thornthwaite Road, Windermere

Offers Over £300,000



Your Local Estate Agents **Thomson Hayton Winkley**



22 Thornthwaite Road

Windermere

Nestled in a sought-after location in the Heathwaite area of Windermere convenient for access to Queen's Park and the amenities of Windermere and Bowness, and to the Lakeland fells. This completely updated three-bedroom mid-terraced house presents a fantastic opportunity for a range of purchasers. The property boasts a welcoming and cosy sitting room, complete with a charming multi-fuel Morso stove featuring a wood lintel, perfect for those chilly nights. The dining room offers a spacious area with a feature fireplace alcove and ample room for a sofa, creating a perfect space for entertaining guests or to read a book in the airy room, whilst taking advantage of the sunshine from the south facing rear patio area. The modern fitted kitchen comes equipped with the essential built-in appliances plus a spacious pantry area for groceries and space for additional appliances.

Upstairs, the property comprises three bedrooms, with two being generously proportioned double bedrooms providing comfortable sleeping spaces off a spacious landing with access to a loft area which could be readily developed into a fourth bedroom. The stylish four-piece bathroom includes an Aqualisa shower over the bath.

Boasting UPVC double glazing, fully rewired electrics, and recently installed gas central heating, this well-maintained property is a fantastic turnkey opportunity, ensuring a hassle-free move-in experience. With no occupancy restrictions, this property is perfect for a diverse range of buyers seeking a comfortable and convenient lifestyle. Situated close to Windermere's town centre, with a variety of shops, pubs, restaurants, schools, the lake, and railway station within easy reach, the location enhances the appeal of this charming home.

Outside, the property continues to impress with its thoughtfully designed outdoor spaces. An enclosed south-facing paved rear garden ideal for enjoying the sunshine and hosting outdoor gatherings. The area provides ample space for garden furniture, potted plants, and storage, catering to various outdoor activities and storage needs. To the front of the property, a paved area with well-stocked borders adds a touch of greenery, enhancing the property's kerb appeal and providing a welcoming entrance for residents and visitors alike. This property's outdoor spaces offer a perfect balance of tranquillity, functionality, and aesthetic appeal, enhancing the overall living experience and making it an ideal place to call home.

GROUND FLOOR

PORCH

4' 0" x 3' 1" (1.22m x 0.95m)

Both max. Double glazed door, tiled flooring.

HALLWAY

11' 0" x 3' 6" (3.35m x 1.06m)

Both max. Single glazed door, radiator.

SITTING ROOM

13' 7" x 11' 2" (4.14m x 3.41m)

Both max. Double glazed window, radiator, Morso multi-fuel stove on a slate hearth.

DINING/SITTING ROOM

13' 8" x 11' 7" (4.16m x 3.54m)

Both max. Double glazed window, radiator, fitted cabinets.

KITCHEN

10' 7" x 8' 6" (3.23m x 2.60m)

Both max. Double glazed door, two double glazed windows, good range of base and wall units, stainless steel sink, integrated double oven, gas hob with extractor/filter over, integrated appliances including fridge, freezer and washing machine, pantry, tiled flooring.





FIRST FLOOR

BEDROOM

13' 3" x 10' 2" (4.03m x 3.11m)

Both max. Double glazed window, radiator.

BEDROOM

10' 8" x 9' 5" (3.26m x 2.88m)

Both max. Double glazed window, radiator.

BEDROOM

10' 5" x 6' 11" (3.17m x 2.11m)

Both max. Double glazed window, radiator.

BATHROOM

7' 10" x 7' 7" (2.40m x 2.30m)

Both max. Double glazed window, heated towel radiator, four piece suite comprises W.C. wash hand basin to vanity, bidet, bath with thermostatic shower over, fully tiled walls, extractor fan.

LANDING

17' 0" x 7' 3" (5.18m x 2.22m)

Both max. Built in cupboard housing a Worcester gas combi-boiler.





OUTSIDE

An enclosed paved rear garden with space for garden furniture, potted plants and storage. To the front is a paved area with well stocked borders. On street parking.

ON ROAD On street parking

EPC RATING C

SERVICES Mains electric, mains gas, mains water, mains drainage.

COUNCIL TAX:BAND D

TENURE:FREEHOLD

DIRECTIONS

From Crescent Road in the centre of Windermere, take the first turning left after the traffic lights onto Broad Street and turn right at the T junction at the top onto Woodland Road. Turn left off Woodland Road onto Park Road and then the second turning on the left onto Thornthwaite Road. Number 22 is found on the left hand side.

WHAT3WORDS:[reports.though.fans](https://www.what3words.com/reports/though/fans)







Ground Floor

First Floor

22 Thornthwaite Road, Windermere

Total Area: 88.4 m² ... 951 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.
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THW Estate Agents

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