



46 Ellerthwaite Road, Windermere  
£525,000





## 46 Ellerthwaite Road

### Windermere

A charming mid terraced property located in the heart of Windermere. Close to all the local amenities with great access to local towns, public transport services, National Parks and road links the the M6 Motorway.

Nestled within a convenient location just moments away from the bustling market town centre of Windermere, this delightful mid-terraced property offers a comfortable and versatile living space. The inviting interior features double glazing throughout, gas central heating for added comfort, a cosy sitting room perfect for relaxation, dining room for family gatherings, a light and airy kitchen ideal for culinary enthusiasts. The ground floor also has a handy utility room and shower room which comprises a W.C., wash hand basin and shower cubicle.

Upstairs on the first floor you will find two double bedrooms perfect for relaxing in and the family bathroom which comprises a W.C., wash hand basin and a bath. The second floor comprises two further double bedrooms with one having additional storage space.

Step outside and discover the delightful outdoor space this property has to offer with a westerly aspect and being a real suntrap. To the front, a quaint patio seating area presents an inviting spot for enjoying a morning coffee or evening sunset. At the rear, a well-kept garden awaits, complete with easy-to-maintain artificial turf and abundant space for potted plants and garden furniture. The garden also provides direct access to the garage, adding to the property's practicality and charm. Whether you're looking to relax in the fresh air or entertain guests, this outdoor haven ensures you can make the most of leisurely days and evenings in the comfort of your own home.

- Mid terraced property
- Sitting room and dining room
- Close to village centre and all the amenities
- Light and airy kitchen
- Four double bedrooms
- Gardens to the front and rear
- Family bathroom and shower room
- Garage and on street parking

**EPC RATING D**

**SERVICES**

Mains electric, mains gas, mains water, mains drainage

**COUNCIL TAX: BAND E**

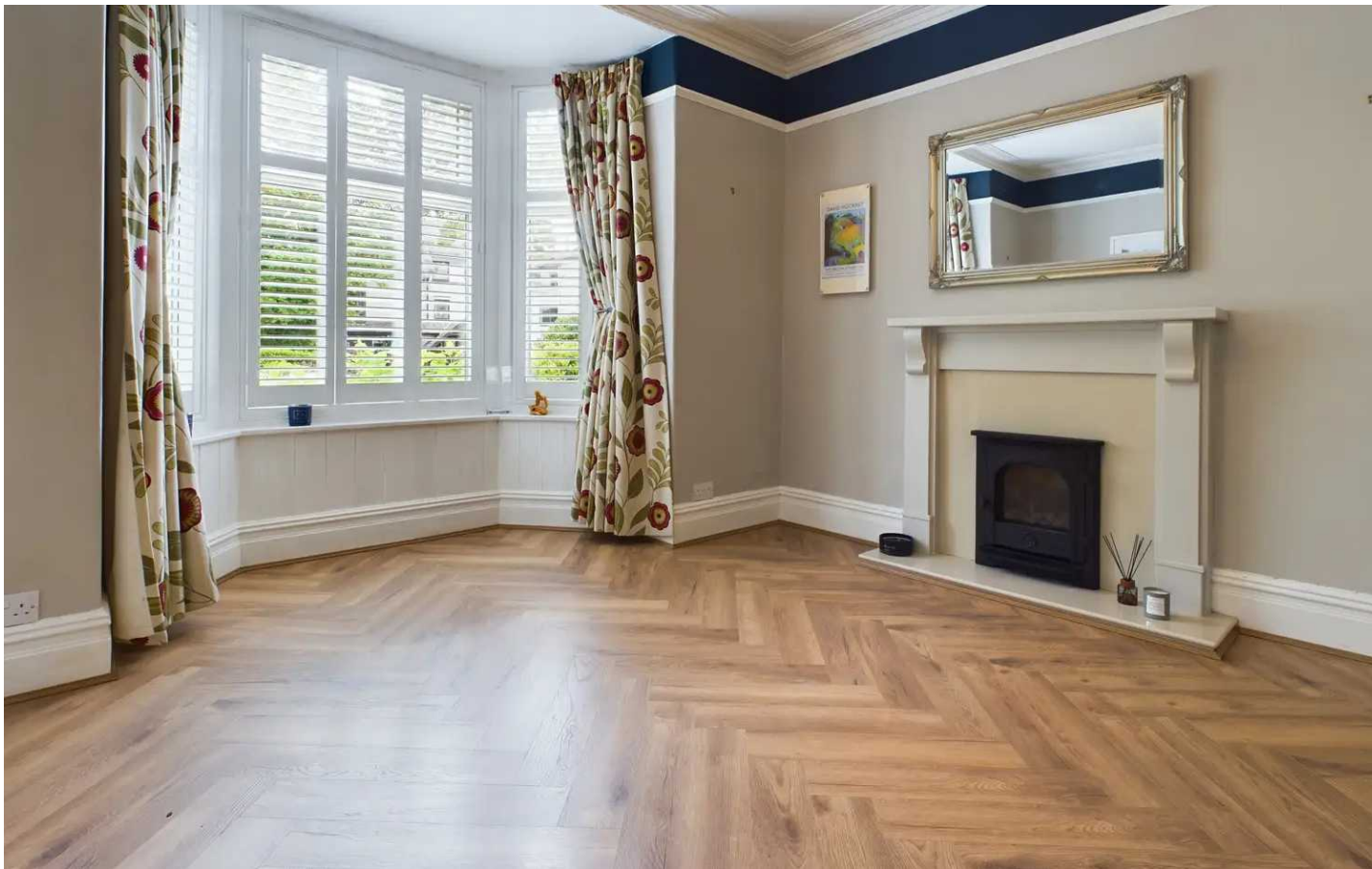
**TENURE: FREEHOLD**

**DIRECTIONS**

From the Windermere office take a left on Crescent Road which then merges into A5074. Take the next left onto Ellerthwaite Road then a right and number 46 can be found on the right.

**WHAT3WORDS:**offices.propose.instructs





## GROUND FLOOR

### PORCH

8' 4" x 2' 10" (2.55m x 0.87m)

### ENTRANCE HALL

13' 5" x 5' 2" (4.08m x 1.58m)

### SITTING ROOM

14' 8" x 12' 7" (4.48m x 3.83m)

### KITCHEN

12' 5" x 9' 0" (3.79m x 2.75m)

### UTILITY ROOM

7' 10" x 5' 7" (2.40m x 1.70m)

### SHOWER ROOM

6' 11" x 3' 0" (2.12m x 0.91m)

## FIRST FLOOR

### LANDING

10' 0" x 5' 3" (3.05m x 1.60m)

### BEDROOM

16' 4" x 12' 2" (4.97m x 3.70m)

### BEDROOM

11' 1" x 9' 11" (3.39m x 3.02m)

### BATHROOM

9' 7" x 4' 11" (2.93m x 1.51m)

## SECOND FLOOR

### LANDING

10' 7" x 5' 4" (3.22m x 1.63m)

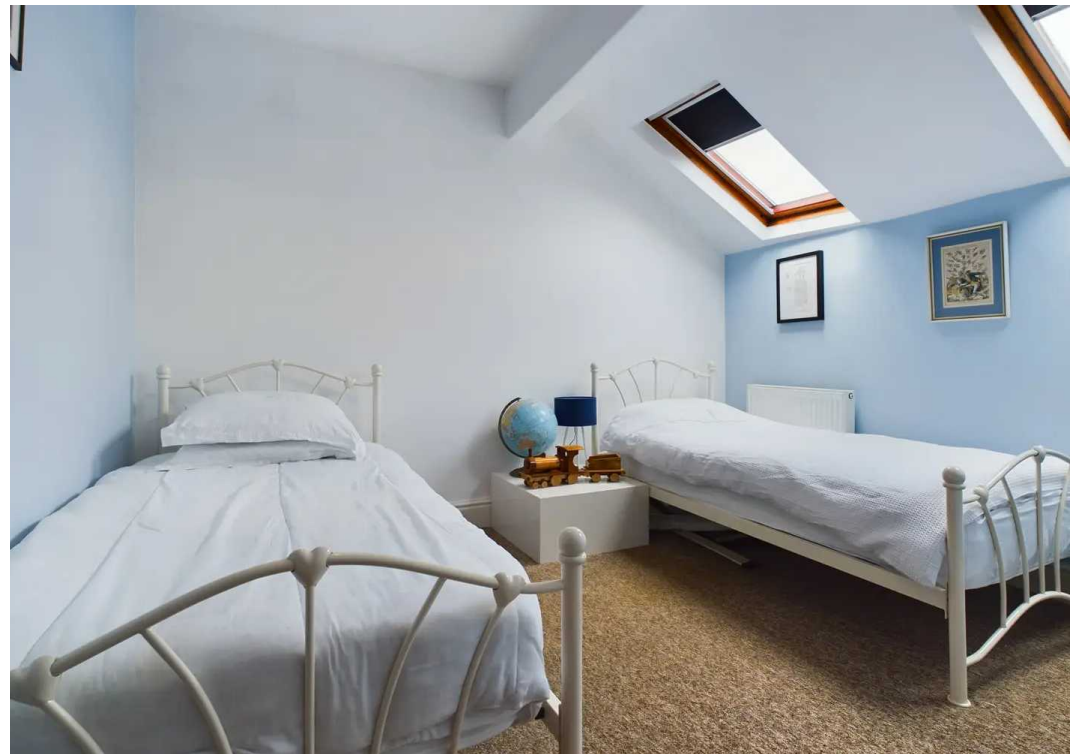
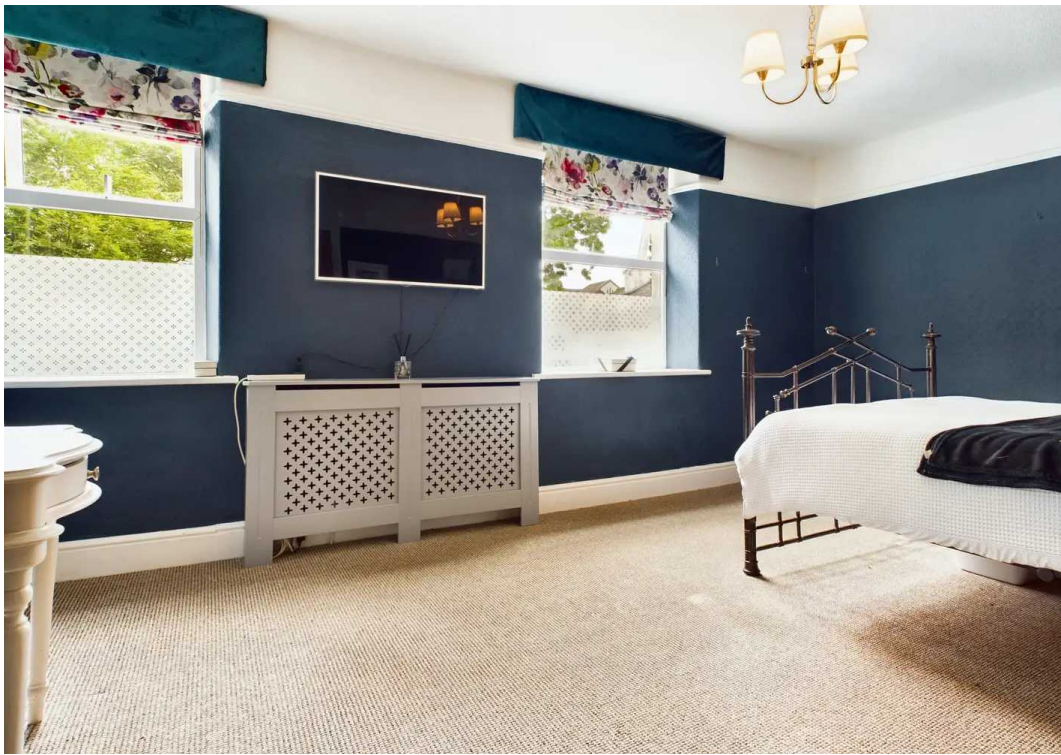
### BEDROOM

16' 5" x 11' 9" (5.00m x 3.59m)

### BEDROOM

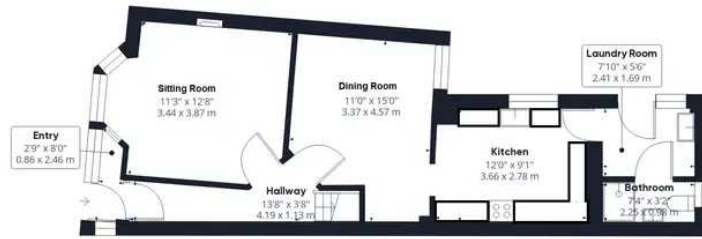
10' 8" x 9' 11" (3.25m x 3.02m)



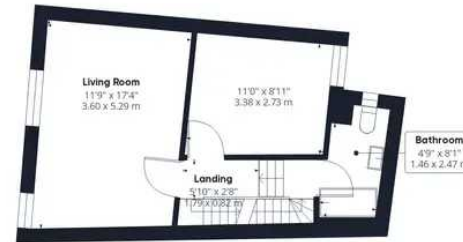








Ground Floor



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

1304.94 ft<sup>2</sup>  
121.23 m<sup>2</sup>

**Reduced headroom**

35.9 ft<sup>2</sup>  
3.34 m<sup>2</sup>

(1) Excluding balconies and terraces

⚠ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE360**

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