



3 Windermere Road, Staveley

Fixed Price £200,000



A mid terraced cottage located in the popular village of Staveley, within the Lake District National Park. The property welcomes you with a sitting room that flows into the kitchen. This residence features one double bedroom and a store/hobby room and also a three-piece suite bathroom. Parking is available on the road and the front garden provides room for garden furniture. Adjacent to the house is a communal area with views of the River Gowan and a useful store.

#### IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

#### EPC RATING D

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

#### COUNCIL TAX: BAND A

#### TENURE: FREEHOLD

**DIRECTIONS** From our Windermere office head towards Kendal on the A591, take the left turn towards Staveley in to Danes Road. Continue on to Windermere Road to find number 3 on the right.

**WHAT3WORDS:** trading.cherished.upset

#### GROUND FLOOR

##### PORCH

4' 10" x 3' 10" (1.47m x 1.17m)

##### SITTING ROOM

13' 10" x 12' 0" (4.22m x 3.65m)

##### KITCHEN

12' 0" x 8' 5" (3.65m x 2.56m)

#### FIRST FLOOR

##### LANDING

8' 5" x 3' 11" (2.57m x 1.20m)

##### BEDROOM

10' 0" x 8' 1" (3.05m x 2.47m)

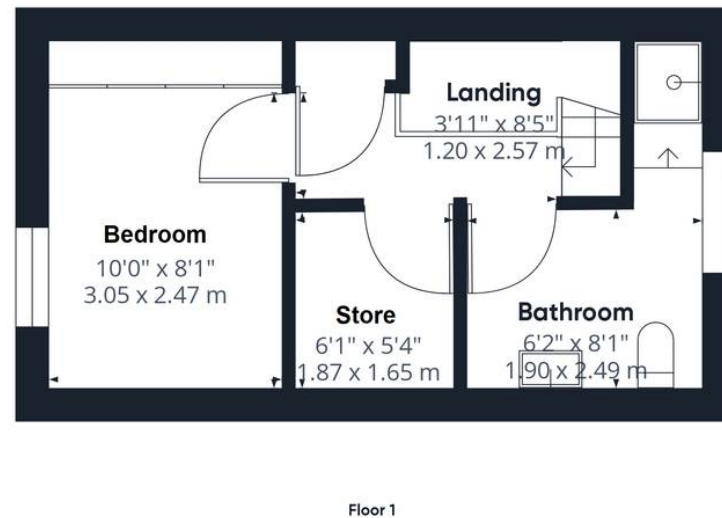
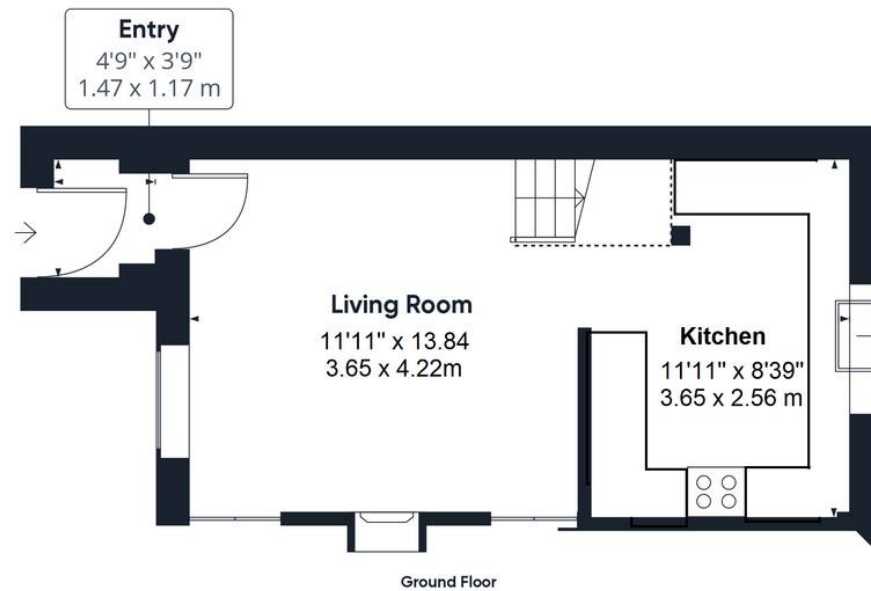
##### STORE/HOBBY ROOM

6' 2" x 5' 5" (1.87m x 1.65m)

##### BATHROOM

8' 2" x 6' 3" (2.49m x 1.90m)





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

510.32 ft<sup>2</sup>  
47.41 m<sup>2</sup>

**Reduced headroom**

12.87 ft<sup>2</sup>  
1.2 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**

# THW Estate Agents

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