

For Sale – A Well Located Three Bedroom Semi-Detached Property with Outbuilding and Garden.
11 Park Avenue, Windermere LA23 2AR

Edwin
Thompson



11 Park Avenue, Windermere LA23 2AR

This attractive and charming three-bedroom semi-detached property is located in a peaceful residential area, close to the local St Martin's & St Mary's Primary School and only a short walk to Queens Park Recreational ground offering public parkland, sports pitches and children's play area and as well as all the village amenities of Windermere. The villages of both Windermere and Bowness are easily accessible with a wide range of shops, cafes and restaurants close by, and excellent links to the local road.

Property Overview

- A traditional semi-detached G H Pattinson property, providing three bedrooms, front courtyard garden and generous rear garden, outbuilding and cellar.
 - The property comprises an entrance hall, lounge and dining kitchen to the ground floor and three bedrooms and a family bathroom at first floor.
 - A lovely central setting within a quiet and peaceful residential area, whilst benefiting from excellent local connectivity.
- Situated in Windermere in the heart of the Lake District National Park, around 9 miles northwest of Kendal, a short walk to Windermere centre, and 25 minutes from J36 of the M6 motorway.
 - Ideal family home that is ready to move into.
- The property will be sold with a Principle Residence covenant applied.

Offers Invited over £300,000, exclusive

Property Ref: W390/N/F



Accommodation

The property is accessed via a front UPVC door into a hallway, leading to a lounge which links to a rear kitchen diner with separate external access point and stairs down to the cellar offering spacious storage accommodation.

Ground Floor

Lounge (4.01m x 4.11m)

An attractive UPVC double glazed bay window, wood effect laminate flooring, central open fireplace and radiator.

Kitchen Diner (4.99m x 2.83m)

A spacious kitchen with built in cupboards that provide ample storage, vinyl flooring, UPVC double glazed windows overlooking the garden, stainless-steel sink, boiler and radiator.

Cellar (4.69m x 3.35m)

UPVC double glazed window, electricity meter and sockets.

First Floor

A side staircase with bespoke stair lighting provides access to the first-floor accommodation which is arranged as three bedrooms and a family bathroom.

Bedroom 1 (3.31m x 4.19m)

A double room overlooking the front street, UPVC double glazed bay window with radiator underneath, neutral carpet and painted walls.

Bedroom 2 (2.96m x 2.50m)

A double room overlooking the rear garden, UPVC double glazed window with radiator underneath, painted feature wall and wood effect laminate flooring.

Bedroom 3 (2.00m x 2.71m)

A single room overlooking the rear garden, neutral painted walls and floor, UPVC double glazed window with radiator underneath.

Bathroom (1.68m x 1.51m)

A three-piece bathroom with electric shower over the bath, UPVC double glazed window, radiator, wash hand basin, and WC.





Externally the property has a landscaped and lawned front garden with side walkway to a rear garden. The rear garden incorporates lawned and gavelled areas bordered by hedging, walling and fencing, offering lovely outside space and also benefiting from a useful outhouse.

LOCATION

11 Park Avenue is situated on a quiet residential road, a short walk to Windermere village centre, in South Cumbria and the Lake District National Park.

Windermere is known as Cumbria's most popular tourist destination and is effectively one large settlement with Bowness-on-Windermere having a resident population of circa 10,000 (2021 Census).

Windermere is situated in the Lake District National Park, which was designated in 1951, is the largest National Park in England and was awarded UNESCO World Heritage Status in 2017. It covers 2,362 square kilometres following the extension of its boundaries in August 2016 and makes up a third of the total area of Cumbria extending across parts of Eden, Allerdale, South Lakeland and Copeland. The National Park has a population of 39,000 (2021 Census) and attracts approximately 18,410,000 visitors each year with tourism being the major industry. (Source -Lake District National Park).

There is a train and bus station at the northern end of Windermere providing local train services to Kendal and Oxenholme Station which is on the main Northwest Train Line as well as regular bus services.

Kendal is approximately 9 miles to the southeast and is the principal town of South Lakeland, situated just outside of the southern boundary of the Lake District National Park and only 6 miles from Junctions 36 and 37 of the M6 Motorway.

SERVICES

It is understood that the property is connected to mains gas, electricity, water and drainage.

Heating is provided to the dwelling via a gas fired combination boiler that supplies panel wall mounted radiators and hot water throughout.

Prospective purchasers should make their own enquiries as to the services available for future use.





TENURE

It has been advised that the land and property is owned freehold and will be sold with vacant possession.

The property is being sold with a Unilateral Undertaking attached, placing a covenant on the property to be sold as a principal residence.

The Unilateral Undertaking includes a covenant from the Owner that they will not occupy or permit the occupation of the Property other than as:

- his or her “Principal Residence”; or
- the “Principal Residence” of a family member (the Owner’s parents, spouse, siblings, children or blood relatives); or
- the “Principal Residence” of a “Tenant” (defined below)

(all with their invitees and visitors from time to time).

“Principal Residence” is defined as the resident’s sole or main residence, where the resident spends the majority of their time when not working away from home.

LEGAL COSTS

Each party is to bear their own legal costs in the preparation and settlement of the sale documentation together with any VAT thereon.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Efficiency Rating of D55, and a copy of the certificate is available to download from the Edwin Thompson website.

COUNCIL TAX

We are informed by Westmorland & Furness Council that the property is a Council Tax Band D. The council tax for the year 2025/2026 being £2,376.70.

PRICE

The property is available with vacant possession and is available at a guide price of offers over £300,000, exclusive.

Please note the Vendor is not obliged to accept the highest or any offer, subject to contract.





MONEY LAUNDERING REGULATIONS

The successful purchaser(s) should be aware that they will be required to provide the vendors agent with documents in relation to Money Laundering Regulations. Further details are available upon request.

VIEWING

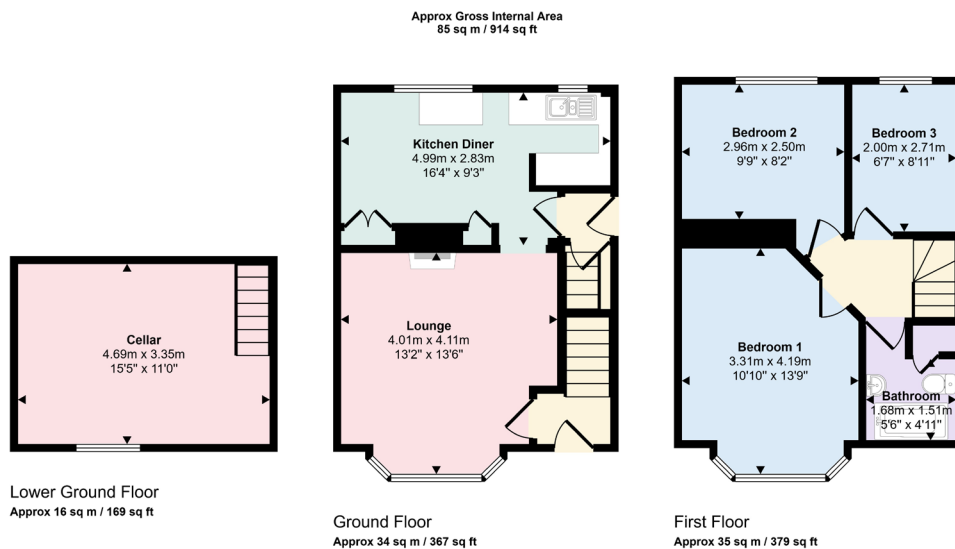
The property is available to view strictly by prior appointment only with the Windermere Office of Edwin Thompson LLP. Please contact:

Joe Ellis – j.ellis@edwin-thompson.co.uk

Csilla Harrowing – c.harrowing@edwin-thompson.co.uk

Tel: 01539 448811

www.edwin-thompson.co.uk



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Edwin Thompson



Edwin Thompson



Berwick upon Tweed
Carlisle
Galashiels
Kendal
Keswick
Newcastle
Windermere

Edwin Thompson is the generic trading name for Edwin Thompson Property Services Limited, a Limited Company registered in England and Wales (no. 07428207)

Registered office: 28 St John's Street, Keswick, Cumbria, CA12 5AF.

Regulated by RICS



RICS
The mark of
property professionalism

IMPORTANT NOTICE

Edwin Thompson for themselves and for the Vendor/Landlord of this property, whose Agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, any offer or contract.
2. All descriptions, dimensions, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness.
3. No person in the employment of Edwin Thompson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Agents, nor into any contract on behalf of the Vendor.
4. No responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being sold or withdrawn.
5. These particulars were prepared in September 2025