



# Windermere

£365,750

23 Limethwaite Road, Windermere, Cumbria, LA23 2BQ

A traditional mid terraced 3 bedroomed stone and slated cottage in a convenient location close to Windermere village, overlooking Queens Park Recreation Ground. The property has been extended on the ground floor by the current owners and benefits from a paved rear garden with garage and direct access onto the recreation grounds behind. A wonderful permanent home or holiday or rental investment.

## Quick Overview

- 3 Bedroomed mid terraced house
- 2 reception rooms and 1 bathroom
- Convenient location
- Garden
- Views of Queens Park Recreation Ground
- Close to amenities and schools
- In good decorative order
- Suitable for a permanent home, 2nd home and holiday let
- Garage and parking
- \*Superfast broadband of 80Mbps available



3



1



2



D



Superfast  
Broadband



Garage and Off  
Road Parking

Property Reference: W5966



Living Room



Dining Room



Kitchen



Sitting Room

**Description:** 23 Limethwaite Road is a large family friendly mid terraced traditional Lakeland stone and slate property with access to Queens Park and Windermere village as well as other local amenities. The dining room was re-roofed in 2019. The property comprises on the ground floor of cloakroom, sitting room which has been extended by the current owners to make a light and airy garden/dining room, benefitting from underfloor heating and a well equipped kitchen having appliances consisting of Lamona gas hob which is integrated with extractor over and inset Bosch dishwasher, space for fridge freezer, washing machine and dryer. On the first floor is a living room with large bay window overlooking Queens Park Recreation Ground and a bedroom. On the second floor are a further 2 bedrooms and a bathroom having WC, inset washbasin with vanity unit and bath with shower over. Access into the garden is from the garden room and the property benefits from a pleasant rear garden and garage. This property can be a permanent home or rental investment.

**Location:** In central Windermere with a local shop at the end of the street and a public park at the rear. From Ellerthwaite Road opposite the Hackney & Leigh office follow the road around to the 'T' junction bear right on to Park Road and then left immediately on to Limethwaite Road and the property is a short way up on the left hand side.

**Accommodation (with approximate measurements)**

Entrance Hall

Cloakroom

Living Room  
12' 4" x 11' 9" (3.76m x 3.58m)

Dining Room  
12' 0" x 8' 8" (3.66m x 2.64m)

Kitchen  
11' 8" x 7' 7" (3.56m x 2.31m)

Stairs from the ground floor leads to the first floor

Landing

Sitting Room  
15' 2" into bay x 13' 3" (4.62m x 4.04m)

Bedroom 3  
11' 10" x 7' 9" (3.61m x 2.36m)

Stairs from the first floor lead to the second floor

### Bedroom 1

12' 10" max x 11' 7" max (3.91m x 3.53m)

### Bedroom 2

12' 1" max x 8' 5" max (3.68m x 2.57m)

### Bathroom

### Property Information:

#### Outside:

To the front of the property is a small paved area and to the rear of the property are paved and decking seating areas with various shrubs and plants. Access to Queens Park Recreation Ground.

#### Garage:

17' 8" x 9' 0" (5.38m x 2.74m)

Up and over door and electric. Parking for 1 car in front of the garage.

#### Tenure:

Freehold. Vacant possession upon completion.

#### Council Tax:

Westmorland and Furness Council - Band C.

#### Viewings:

Strictly by appointment with Hackney & Leigh Windermere Sales Office.

#### Energy Performance Certificate:

The full Energy Performance Certificate is available on our website and also at any of our offices.

#### What3Words:

<https://what3words.com/agenda.poses.messing>

#### Notes:

\*Checked on <https://checker.ofcom.org.uk> 21st June 2023 - not verified.



Bedroom 1



Bedroom 2



Bedroom 3



Rear Garden

# 23 Limethwaite Road, Windermere, LA23

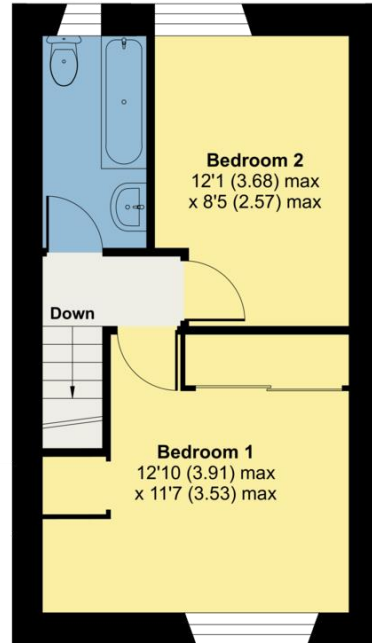
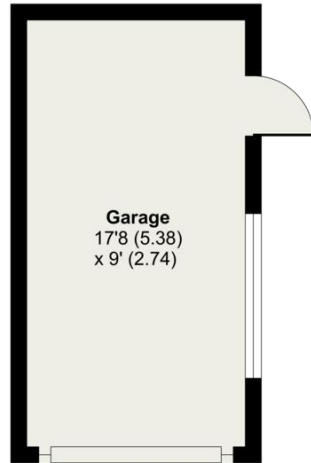


Approximate Area = 1066 sq ft / 99 sq m

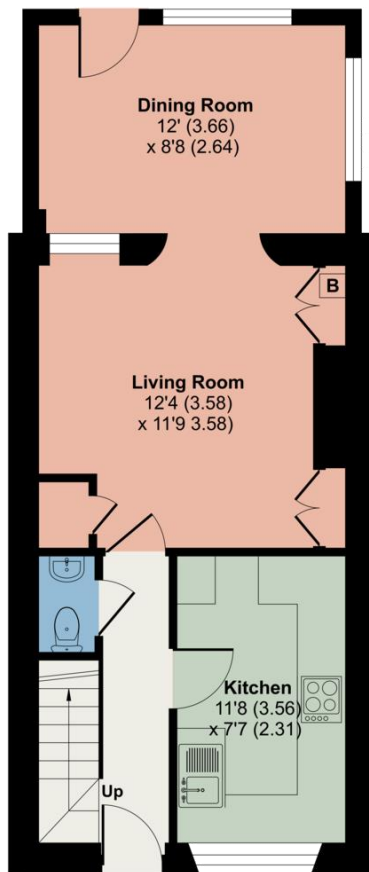
Garage = 161 sq ft / 14.9 sq m

Total = 1227 sq ft / 113.9 sq m

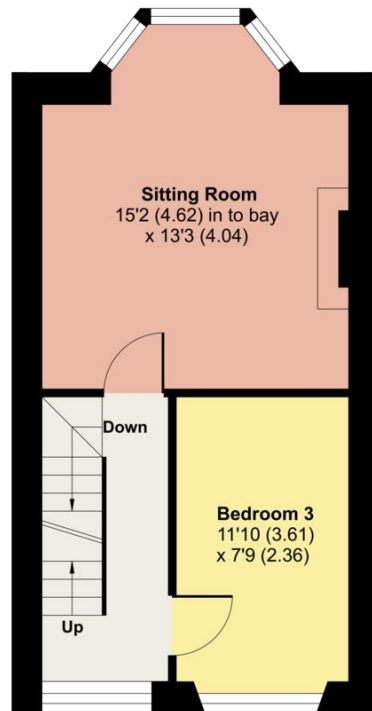
For identification only - Not to scale



**SECOND FLOOR**



**GROUND FLOOR**



**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2023. Produced for Hackney & Leigh. REF: 999817

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