

Windermere

£450,000

Orrest View, 18 St. Marys Park, Windermere, LA23 1AZ

This 3 bedroom mid terraced bungalow is set within a popular quiet cul-de-sac in Windermere convenient for the local amenities and with parking and garage. Ideal for either retirement, holiday or family home.

Pleasant gardens, gas fired central heating and uPVC double glazed windows.

Quick Overview

3 bedroomed mid terraced bungalow
 1 reception room and 1 bathroom
 Quiet cul-de-sac location
 Pleasant gardens
 No chain
 Close to amenities
 In good decorative order
 Ideal retirement, family or 2nd home
 Garage and parking
 Superfast Broadband speed 80 Mbps*



3



1



1



D



Superfast
Broadband



Garage and
Parking

Property Reference: W5949



Lounge



Lounge



Kitchen



Kitchen

Description: A pleasant 3 bedroom mid terraced bungalow with white roughcast elevations under a slated roof. The property briefly comprises of spacious lounge with patio doors to the rear garden, fitted dining kitchen with appliances of built in Hotpoint oven, 4 ring electric hob and extractor over, 3 bedrooms, modern shower room and utility room. To the front of the property is a well planted garden with mature bushes and trees and to the rear is a lawn garden with patio seating area and rockery along with a summerhouse. An ideal retirement, family or indeed second home with gas central heating and uPVC double glazed windows.

There is a garage and 2 other parking spaces, one in front of the garage and the other in front of the house.

Location: Located within the peaceful cul-de-sac in St Mary's Park. From Windermere proceed on the Ambleside Road towards Ambleside bearing left immediately after St Mary's church. Upon entering St Mary's Park follow the road straight, when reaching the bend the entrance to the small cul de sac to number 18 is on the left, continue into the quiet cul-de-sac where the garage parking can be found.

Accommodation (with approximate measurements)

Entrance Porch

Lounge

21' 11" x 14' 6" (6.68m x 4.42m)

Dining Kitchen

14' 5" x 9' 8" (4.39m x 2.95m)

Inner Hall

Bedroom 1

15' 4" max x 9' 11" max (4.67m x 3.02m)

Bedroom 2

11' 7" x 8' 2" (3.53m x 2.49m)

Bedroom 3

15' 6" x 9' 5" max (4.72m x 2.87m)

Shower Room

Property Information:

Outside: To the front of the property is a patio seating area, well planted front garden of mature plants and shrubs. To the rear is a pleasant lawn garden with 2 paved seating areas, rockery and summerhouse, side access leads to

Utility

8' 7" x 5' 0" max (2.62m x 1.52m)

Access from front and rear. Plumbing for washing machine

Garage:

17' 2" x 9' 1" (5.23m x 2.77m)

Services: Mains water, gas, drainage and electric. Gas fired central heating.

Council Tax: Westmorland and Furness Council – Band E

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/novels.tigers.fewer>

Notes: *Checked on <https://checker.ofcom.org.uk> 16th May 2023 - not verified.



Bedroom 1



Bedroom 2



Rear garden



Rear garden

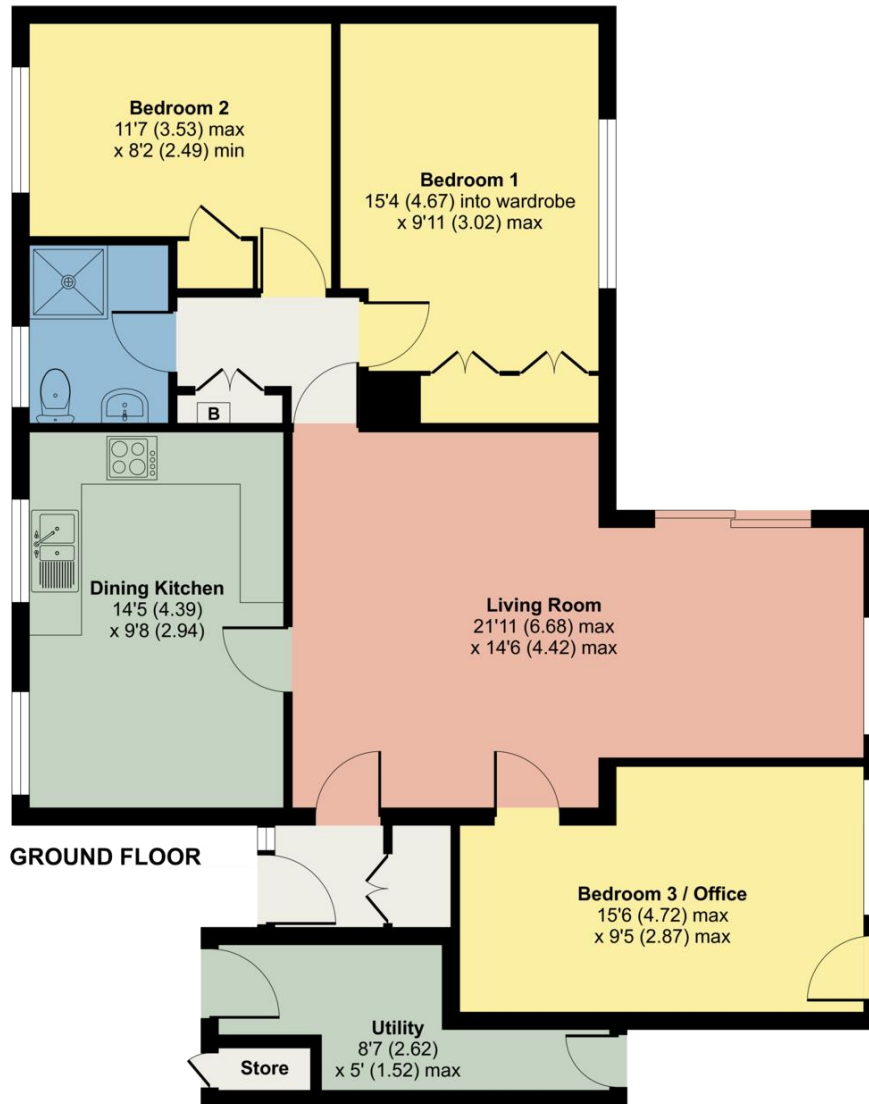
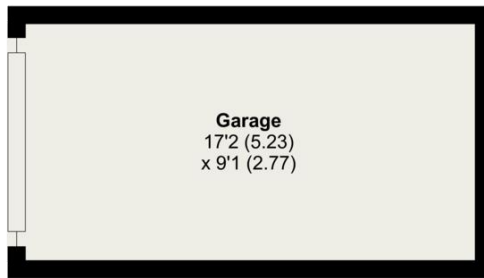
18 St. Marys Park, Windermere, LA23

Approximate Area = 1077 sq ft / 100 sq m (includes garage)

Utility / Store = 63 sq ft / 5.8 sq m

Total = 1140 sq ft / 105.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hackney & Leigh. REF: 981759

A thought from the owners...The quiet rear garden is a sun trap from morning to evening. Leading from the cul-de-sac is a vehicle free access to Windermere village, which is a lovely walk.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 25/05/2023.

Request a Viewing Online or Call 015394 44461