



Bowness-on-windermere

£345,000

Hillside View, 12 Helm Road, Bowness-on-windermere, LA23 3AY

Set in a most convenient position for direct access to the centre of Bowness, this 4 bedroom house enjoys views of Lake Windermere and the surrounding fells and mountain ranges. Local occupancy condition applies.

This well presented semi detached property has accommodation arranged over two floors, uPVC double glazed windows, gas fired central heating to radiators and off road parking for two cars.

Quick Overview

4 Bedroomed Semi-detached house

1 reception room and 1 bathroom

Convenient location

Garden

Views of Lake Windermere and Lakeland Fells

Close to amenities

In good decorative order

Local occupancy clause applies

Parking for 2 cars

*Superfast fibre broadband available



4



1



2



D



Superfast
Fibre
Broadband



Parking for
2 cars

Property Reference: W6069



Dining Hall



Living Room



Living Room



Kitchen

Description: Set in a most convenient position for direct access to the centre of Bowness, this 4 bedroom semi-detached house enjoys views of Lake Windermere and the surrounding fells and mountain ranges.

Location From Crag Brow heading down the hill take the left turn at 'Lakeland' and proceed up the hill and 12 Helm Road is found on the right hand side just before the 'Ro' hotel.

Property Overview: This delightful property is located in an elevated position within Bowness village. Block built with rendered elevation under a Marley tiled roof. The house has a very attractive outlook towards the lake and up to the Langdales and Fairfield Horse Shoe.

The house comprises of a good sized sitting room with dual aspect and having a cosy wood burning stove and views to the Lakeland fells, kitchen with integrated Hotpoint double oven and microwave and inset Russell Hobbs induction hob and integrated Hotpoint dishwasher, built in fridge and freezer. Space for washing machine and dryer. Off the kitchen is a separate WC. On the first floor are 4 bedrooms with bedrooms 1 and 2 having fantastic views of Lake Windermere and the Lakeland fells, both these rooms have built in wardrobes also on this floor is a 3 piece bathroom of WC, inset washbasin and vanity unit and bath with shower over and also a handheld shower.

The property has uPVC double glazed windows and gas central heating to radiators. Outside there is an attractive rear patio garden and driveway parking to the side of the property for 2 cars.

Accommodation: (with approximate measurements)

Entrance/Dining Hall

12' 0" x 8' 9 inc stairs" (3.66m x 2.67m)

Living Room

21' 7" x 11' 2" (6.58m x 3.4m)

Kitchen

12' 0" x 8' 9" (3.66m x 2.67m)

Cloakroom

Stairs from the entrance/dining hall lead to:-

Landing

Loft access.

Bedroom 1

12' 0" max x 11' 3" max (3.66m x 3.43m)

Bedroom 2

12' 0" x 8' 10" (3.66m x 2.69m)

Bedroom 3

8' 11" x 8' 0" (2.72m x 2.44m)

Bedroom 4

9' 1" max x 9' 0" max (2.77m x 2.74m)

Bathroom

Outside: To the front of the property is a lawned area with various shrubs and borders and parking for 2 cars. To the rear of the property is a paved seating area, ideal for sitting out on those warm summer evenings. There is also a stone chipped area again with various shrubs and borders.

Property Information:

Services: Mains electricity, gas, water and drainage connected. Gas fired central heating installed.

Tenure: Freehold. Vacant possession upon completion.

Please Note This property is subject to a Local Occupancy clause. The property must be the occupiers main or principle residence and have lived and/or worked in the Cumbria for a minimum of three years prior to the purchase.

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: ///record.colder.emeralds

Notes: *Checked on <https://www.openreach.com/> 3rd April 2024 - not verified.



Bedroom 1



Bedroom 2



Rear Garden

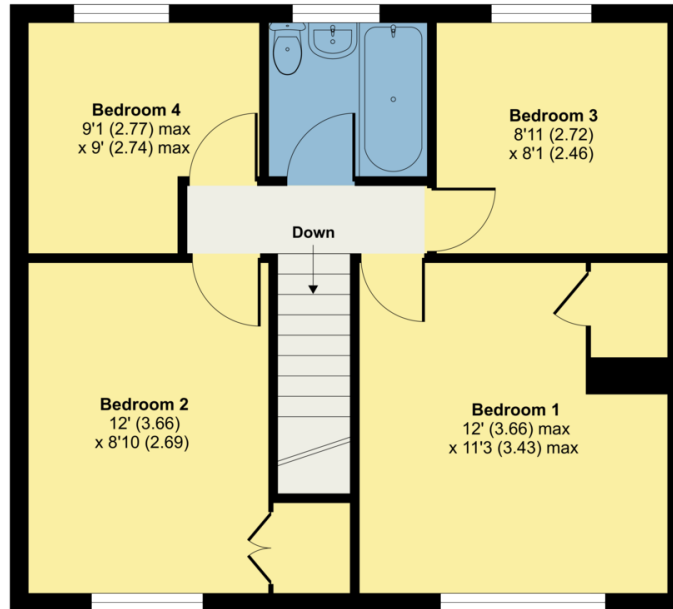


View

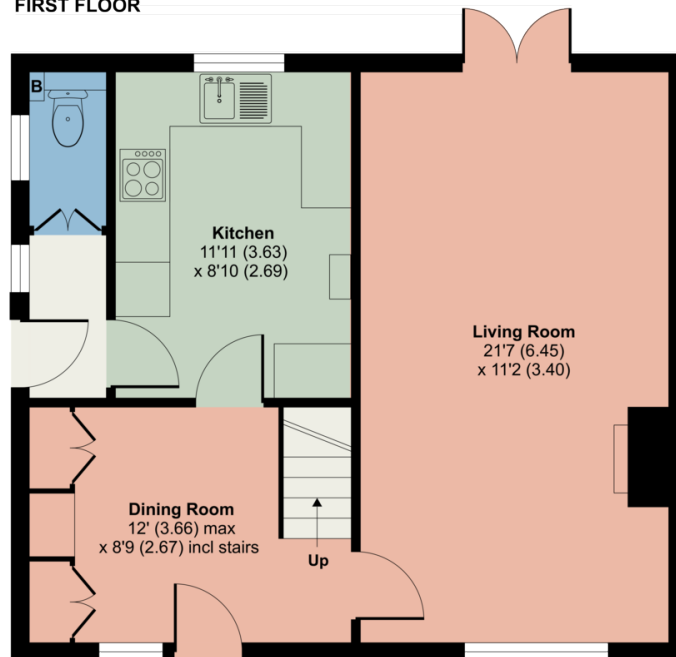
12 Helm Road, Bowness-on-Windermere, LA23

Approximate Area = 988 sq ft / 91.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1105673

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