



Windermere

£367,500

5 Thornthwaite Road, Windermere, Cumbria, LA23 2DN

Do not miss this beautifully presented fabulous home! Situated in a wonderful location set back from the village but within close walking distance to all the amenities on offer plus a stone's throw from the recreational ground. This traditional, end of terraced 3 bedrooomed Lakeland property is an ideal home, second home or indeed holiday let.

Quick Overview

- 3 Bedrooomed traditional end terraced house
- 1 reception room and 1 bathroom
- Convenient location
- Rear garden
- Excellent views from the upper storeys
- Close to the amenities of Windermere
- Offered in excellent condition
- Suitable as a family home or 2nd home
- Garage and on road parking
- Superfast Broadband of 80Mbps available



3



1



1



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Superfast
Broadband



Garage & On
Road Parking

Property Reference: W5901



Living Room



Kitchen



Kitchen and Dining Area



Rear Garden

Description: This attractive traditional stone and slated Lakeland property offers spacious and well presented accommodation arranged over three floors. A splendid family home which would equally suit as a holiday let or weekend retreat this welcoming, south facing property is nicely presented. The bright accommodation includes a sunny living room with feature coal effect fireplace and a double bedroom (or home office) at entry level with a splendid kitchen, with all the appliances you would expect along with a Belfast sink, utility room and luxury bathroom below and two more double bedrooms, one with WC and washbasin on the top floor with excellent views to the distant mountains. Outside, the property benefits from a good sized tiered patio garden and a single garage to the rear.

Location: Situated in the popular Heathwaite residential area of Windermere convenient for the amenities of Bowness and Windermere villages and having local shop, Queens Park Recreation Ground and sports facilities, primary school and local walks all close at hand.

From Windermere proceed towards Bowness down New Road turning left into Ellerthwaite Road. Follow the road along and turn right at the 'T' junction onto Park Road and then second left into Thornthwaite Road. No.5 is the second property on the left.

Accommodation (with approximate measurements)

Living Room

12' 10 into bay" x 12' 1" (3.91m x 3.68m)

Bedroom 3/Office

12' 1" x 12' (3.68m x 3.66m)

Inner Hall

Lower Ground Floor

Breakfast Kitchen

15' 2" x 12' 1" (4.62m x 3.68m)

Utility

6' 7" x 3' 11" (2.01m x 1.19m)

Family Bathroom

First Floor

Landing

Bedroom 1 12' 9" x 12' (3.89m x 3.66m)

Bedroom 2 12' x 9' (3.66m x 2.74m)

Property Information:

Outside: With a spacious multi-level patio garden to the rear and a foregarden garden setting the property back from the road.

Garage: 14' 6" x 12' 5" (4.42m x 3.78m) Situated at the bottom of the garden and accessed via a side lane. Having an electric door, with light and power points, a cold water tap and a side door into the garden.

Services: Mains water, drainage, gas and electricity. Gas-fired central heating and double glazed windows.

Council Tax: Westmorland and Furness Council - Band D.

Tenure: Freehold. Vacant possession upon completion.

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/goods.airship.ulterior>

Notes: *Checked on <https://checker.ofcom.org.uk> 14th February 2023 - not verified.



Bedroom 1



Bedroom 2



Bedroom 3/Office



Views

5 Thornthwaite Road, Windermere, LA23

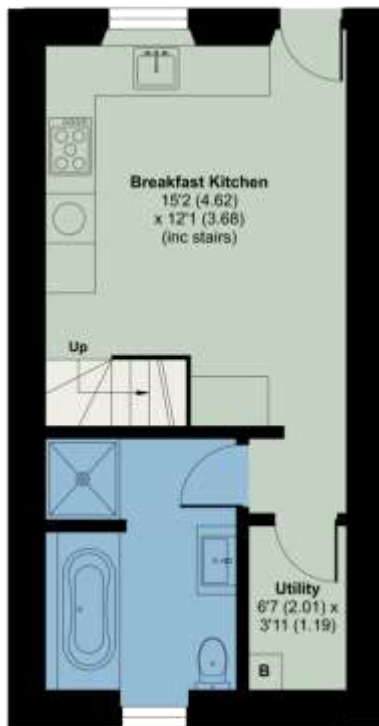
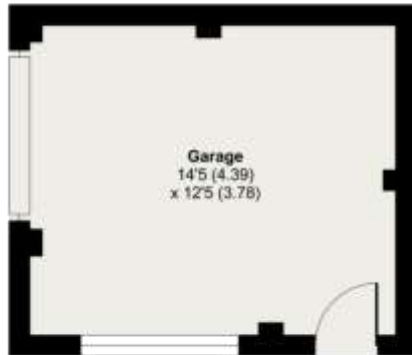


Approximate Area = 965 sq ft / 90 sq m

Garage = 182 sq ft / 17 sq m

Total = 1147 sq ft / 107 sq m

For identification only - Not to scale



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hackney & Leigh. REF: 948262

A thought from the owners...A perfect family home with stunning views across the fells.

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