



## Windermere

£456,000

26 Fairfield Road, Windermere, Cumbria, LA23 2DR

A beautifully decorated semi-detached 2 bedroomed bungalow in a quiet popular area of Heathwaite, close to Queens Park Recreational Ground and conveniently located for the amenities of Windermere and Bowness villages.

Also having the added benefit of a large rear garden, detached garage and off road parking. This property would be perfect for anyone looking for a main residence.

### Quick Overview

2 Bedroomed semi-detached bungalow

1 Reception room & 1 shower room

Quiet & convenient location

Large rear garden

No chain

Close to amenities and local primary schools

In good decorative order

Ideal main residence

Detached garage with garden room and off road parking

Superfast fibre broadband available



2



1



1



C



Superfast  
Fibre  
Broadband



Garage & Off  
Road Parking

Property Reference: W6102



Garden Room



Living Room



Kitchen



Bedroom 1

**Location:** In a pleasant residential location close to the recreational ground with the village centre half a mile away. From Windermere bear left onto Ellerthwaite Road opposite the Hackney & Leigh office. At the end of the road bear right and then immediately left onto Limethwaite Road. Continue along bearing second right onto Fairfield Road and No.26 can be found approximately 200 yards up on the right hand side overlooking a small green.

**Property Overview:** Set in a desirable location, this 2 bedroomed, spacious detached bungalow is beautifully presented and was newly renovated in August 2022. Benefitting from a large rear garden, single detached garage with garden room and driveway parking for 2 cars.

Entering the property, the entrance hall has access to the boarded loft space housing the Vaillant combi-boiler controlled by google nest. Moving into the light and airy living room with outlook onto neighbouring properties.

The Webbs fitted kitchen includes built in wall and base units, integrated washing and drying machines, fridge freezer, built in Caple single oven with induction hob and extractor over. Moving back into the hallway you have access to the 2 bedrooms with the main bedroom including Sharps fitted wardrobes. Finally, the shower room comprises of WC, washbasin with vanity unit, walk-in Mira digital rainfall shower and heated towel rail.

To the rear of the property there is a well maintained large garden with mature shrubs and several paved seating areas. Driveway parking for 2 cars with access to the detached garage with Seceuraglide roller garage door which has automatic opening from handset, and attached garden room.

**Accommodation: (with approximate measurements)**

**Entrance Hall**

**Living Room** 17' 11" x 10' 4" (5.46m x 3.15m)

**Kitchen** 10' 4" x 8' 0" (3.15m x 2.44m)

**Bedroom 1** 13' 1" into wardrobe x 10' 4" (3.99m x 3.15m)

**Bedroom 2** 10' 3" x 9' 1" (3.12m x 2.77m)

## Shower Room

**Garage** 19' 10" x 11' 9" (6.05m x 3.58m)

**Garden Room** 9' 9" x 8' 0" (2.97m x 2.44m)

## Property Information:

**Services:** Mains gas, electricity, water and drainage connected. Gas fired central heating to radiators. Smoke alarms. New uPVC double glazed windows and external doors.

**Tenure:** Freehold. Vacant possession upon completion.

**Council Tax:** Westmorland and Furness Council - Band D.

**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:** ///persuade.dividers.perusing

**Notes:** \*Checked on <https://www.openreach.com/> 4th June 2024 - not verified.

**Anti-Money Laundering Regulations:** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom 2



Bathroom



Garden



Ordnance Survey Ref: 01168635

# 26 Fairfield Road, Windermere, LA23

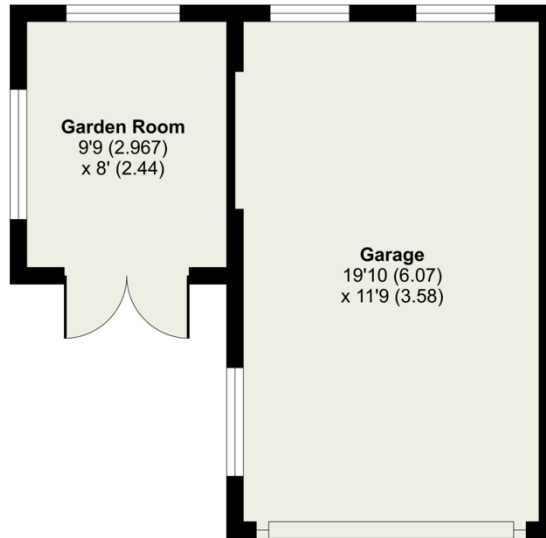
Approximate Area = 627 sq ft / 58.2 sq m

Garage = 237 sq ft / 22 sq m

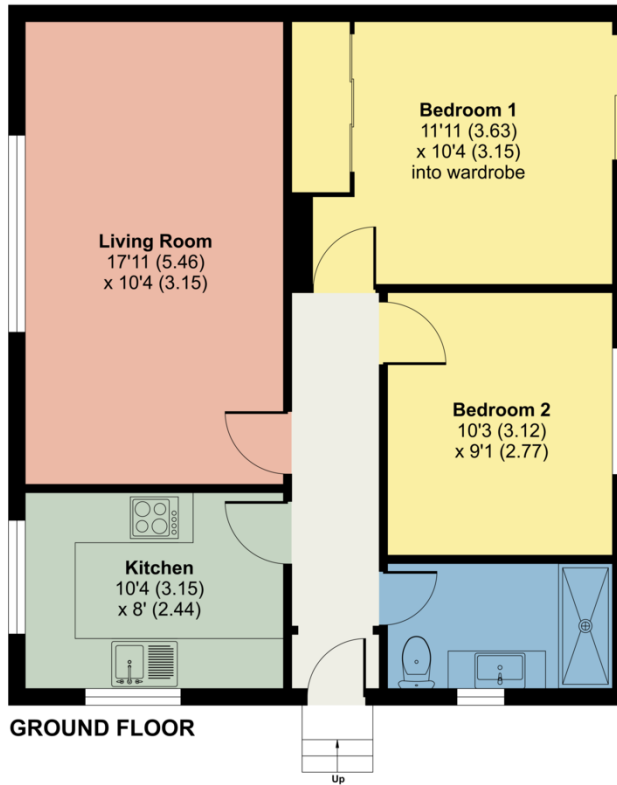
Garden Room = 79 sq ft / 7.3 sq m

Total = 943 sq ft / 87.5 sq m

For identification only - Not to scale



Not actual location of garage



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checon 2024. Produced for Hackney & Leigh. REF: 1137804

A thought from the owners...

*Property is situated in a quiet residential area, near to all amenities. It is on the edge of Windermere close to School Knott and the Dales Way path.*

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