



Windermere

£395,000

3 Alexandra Road, Windermere, LA23 2AY

A great example of a larger than average three storey, three bedroom, two reception room mid-terraced cottage which has been lovingly restored by the current owners during their time of ownership.

Quick Overview

Traditional Lakeland Stone
3 Bedroomed mid terraced cottage
2 Reception rooms and 2 bathrooms
Excellent central location
Patio area
Close to amenities and transport
In good decorative order
Ideal permanent home, 2nd home or holiday
let
EPC band D
*FTTC Superfast broadband available up to
54-80 Mbps



3



2



2



D



Superfast
Fibre
Broadband



On Road
Parking

Property Reference: W6134



Sitting Room



Sitting Room



Dining Room



Kitchen

Location: Only a short walk from the centre of Windermere, proceed down Ellerthwaite Road (directly opposite Hackney & Leighs office) bearing first right onto Lake Road, passing the Brookside Inn on the left. Bear next right onto Oldfield Road and then first left onto Alexandra Road. Number 3 is a short way along on the right.

Property Overview: Owned by the present vendors since 2004 and lovingly restored over this time. Thoughtfully renovated the accommodation is considered slightly larger than the average three bedroom mid-terraced cottage.

On the ground floor is an entrance vestibule that opens into the hallway with a staircase leading up to the first floor and doors into the sitting room and dining room.

To the front elevation is the sitting room with log effect gas stove, with the dining room overlooking the rear, and a charming farmhouse style fitted kitchen.

The first floor offers two bedrooms, one with an ensuite shower room, and the house bathroom, and the whole of the second floor is just one spacious bedroom.

Outside to the rear is a paved courtyard with patio area, useful walk-in store and pedestrian access to the rear on to the "green" lane.

The property has double glazed windows and gas fired central heating. All furniture is to be included in the sale of the property.

Ground Floor

Vestibule Entrance

Hallway

Sitting Room 12 max' x 11 max' (3.66m x 3.35m)

Dining Room 11' 5 max" x 11' 1 max" (3.48m x 3.38m)

Fitted Kitchen 14' 4" x 7' (4.37m x 2.13m)

First Floor

Landing

Bedroom 1 (front) 14' 5" x 11' 10" (4.39m x 3.61m)

En-suite Shower Room to Bedroom 1

Bedroom 3 (rear) 8' 11" x 8' 3" (2.72m x 2.51m)

Five Piece Bathroom

Second Floor

Bedroom 2 20' 5 max" x 14' 2 max" (6.22m x 4.32m)

Property Information:

Council Tax: Westmorland & Furness Council - Band C

Tenure: Freehold. Vacant possession upon completion.

Services: Mains electricity, mains gas, mains water and drainage. Gas fired central heating to radiators.

Viewing: 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: ///handwriting.hurls.provoking

Notes: *Checked on <https://www.openreach.com/> 6th August 2024 - not verified.



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom

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Approximate Area = 1097 sq ft / 101.9 sq m (exclude eaves)

Limited Use Area(s) = 65 sq ft / 6 sq m

Outbuilding = 48 sq ft / 4.4 sq m

Total = 1210 sq ft / 112.3 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). © n|che.com 2024. Produced for Hackney & Leigh. REF: 1169209

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