



# Windermere

£365,000

19 Limethwaite Road, Windermere, Cumbria, LA23 2BQ

A traditional mid terraced 3 bedroomed stone and slated cottage in a convenient location close to Windermere village, overlooking Queens Park Recreation Ground. The property benefits from a rear seating area with off road parking for 1 car and direct access onto the recreation grounds behind. A wonderful permanent home, holiday let or rental investment.

## Quick Overview

- 3 Bedroomed mid terraced house
- 2 reception rooms and 1 bathroom
- Convenient location
- Rear seating area
- Views of Queens Park Recreation Ground and local fells
- Close to amenities and schools
- In good decorative order
- Suitable for a permanent home, 2nd home and holiday let
- Off road parking
- \*FTTC Superfast broadband available up to



3



1



2



D



Superfast  
Fibre  
Broadband



Off Road  
Parking

Property Reference: W6135



Sitting Room



Sitting Room



Dining Room



Kitchen

**Location:** In central Windermere with a local shop at the end of the street and a public park at the rear.

From Ellerthwaite Road opposite the Hackney & Leigh office follow the road around to the 'T' junction bear right on to Park Road and then left immediately on to Limethwaite Road and the property is a short way up on the left hand side.

**Property Overview:** 19 Limethwaite Road is a large mid terraced traditional Lakeland stone and slate property with access to Queens Park and Windermere village as well as other local amenities.

The ground floor comprises of large dining room with access to the rear garden area. The kitchen includes modern wall and base units, large oven unit with gas hobs and extractor over, a Bosch dishwasher and washing machine plus a double Samsung fridge freezer. Moving up to the first floor, you have bedroom 3 and the sitting room with large bay window looking out to Queens Park and the local fells. The second floor includes bedroom 1, bedroom 2 and the household bathroom comprising of WC, washbasin and bath with shower over.

Outside the property you have the benefit of off road parking for 1 car and a large rear patioed seating area with access to the recreational ground. This property would be an ideal main residence, second home or holiday let.

**Accommodation:** (with approximate measurements)

**Ground Floor**

**Dining Room** 14' x 11' 9" max (4.27m x 3.58m)

**Kitchen** 13' 2" x 11' 8" (4.01m x 3.56m)

**Stairs to first floor**

**Sitting Room** 14' 10" into bay x 13' 11" (4.52m x 4.24m)

**Bedroom 3** 11' 11" x 7' 5" (3.63m x 2.26m)

**Stairs to second floor**

**Bedroom 1** 11' 11" x 10' (3.63m x 3.05m)

**Bedroom 2** 12' 1" x 7' (3.68m x 2.13m)

**Bathroom**

**Property Information:**

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

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

**Business Rates:** Westmorland and Furness Council - Rateable Value of £2,850 with the amount payable of £1,396.50 for 2023/24. Small business rates relief may apply.

**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:** ///agenda.poses.messing

**Notes:** \*Checked on <https://www.openreach.com/> 9th August 2024 - not verified.



Bedroom 1



Bedroom 2



Bedroom 3

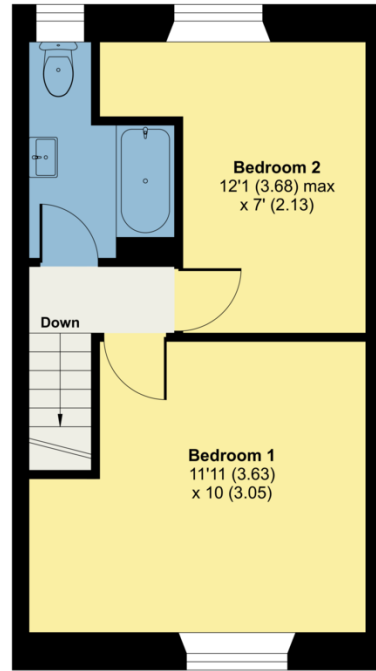


Outlook

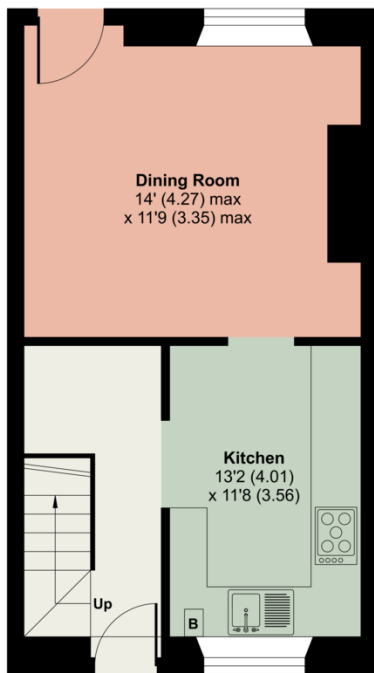
# 19 Limethwaite Road, Windermere, LA23

Approximate Area = 993 sq ft / 92.2 sq m

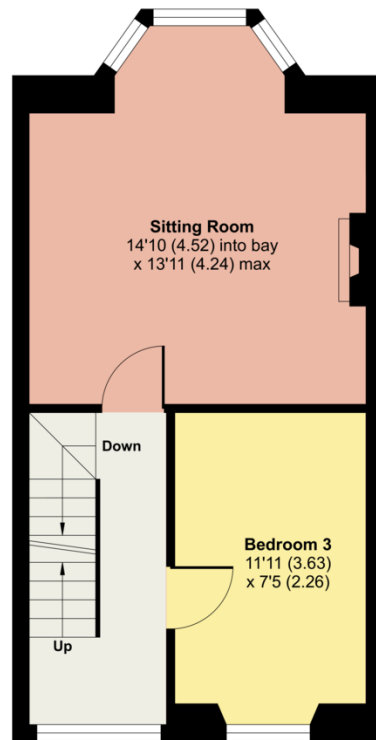
For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Hackney & Leigh. REF: 1168347

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