



## Windermere

£220,000

12 Droomer Drive, Windermere, Cumbria, LA23 2LS

Now time for a new chapter in this properties history. A 3 bedroomed mid terraced house not far from the centre of Windermere now in need of significant modernisation. On road parking and enclosed rear garden. Occupancy conditions apply.

### Quick Overview

- 3 Bedroomed mid terraced house
- 2 Reception rooms and 1 bathroom
- Convenient location
- South West Facing Garden
- Close to amenities and transport
- In need of modernisation
- Local occupancy conditions apply

On road parking

\*FTTC Superfast broadband available up to 57-80Mbps



3



1



2



C



Superfast  
Fibre  
Broadband



On Road  
Parking

Property Reference: W6140



Lounge



Dining Room



Kitchen



Bedroom 1

**Location:** From the centre of Windermere turn left off Crescent Road on the main one way system on to Oak Street. Bear 3rd left on to Orrest Drive which continues to the right as Droomer Drive and no.12 is a short way along on the right, not long after the first speed bump.

**Property Overview:** A typical ex local authority house offering 3 bedrooomed mid terrace accommodation. The property has relatively old uPVC double glazed windows and gas fired central heating via an ideal combination boiler on the first floor landing and now requires significant improvement, but offers an enclosed rear garden with pedestrian path access to the back, small front garden, setting it back from Droomer Drive and creates a wonderful chance for a first time buyer or growing family to put their stamp on this property.

Being an ex local authority house the property has an occupancy restriction where it must be the occupants main residence and that they have lived or worked 3 years prior to purchase in Cumbria.

**Accommodation:** (with approximate measurements)

**Lounge** 16' 5" x 8' 10" (5m x 2.69m)

**Dining Room** 10' 6" x 8' 5" (3.2m x 2.57m)

**Kitchen** 7' 8" x 7' 6" (2.34m x 2.29m)

**Utility** 6' x 4' 5" (1.83m x 1.35m)

**First Floor:**

**Bedroom 1** 13' 7" max x 9' 7" max (4.14m x 2.92m)

**Bedroom 2** 10' 7" x 6' 6" (3.23m x 2.97m)

**Bedroom 3** 9' 3" max x 8' 6" max (2.82m x 2.59m)

**Shower Room**

**Property Information:**

**Outside:** Small front garden just allowing that space between Droomer Drive and the house and relatively



small enclosed rear garden which has access to the pedestrian path to the back.

**Services:** Mains gas, water, drainage and electric. Gas fired central heating to radiators and uPVC double glazed windows.

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

**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:** ///embellish.doctor.rewrites

**Notes:** \*Checked on <https://www.openreach.com/> 24th August 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



Bedroom 3



Rear Garden

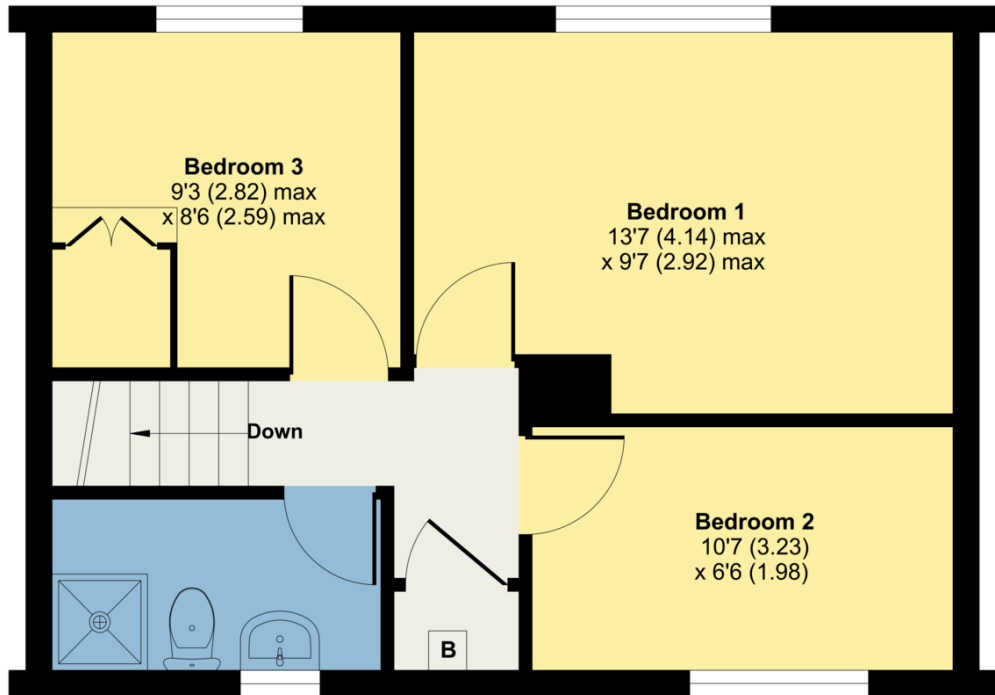


View

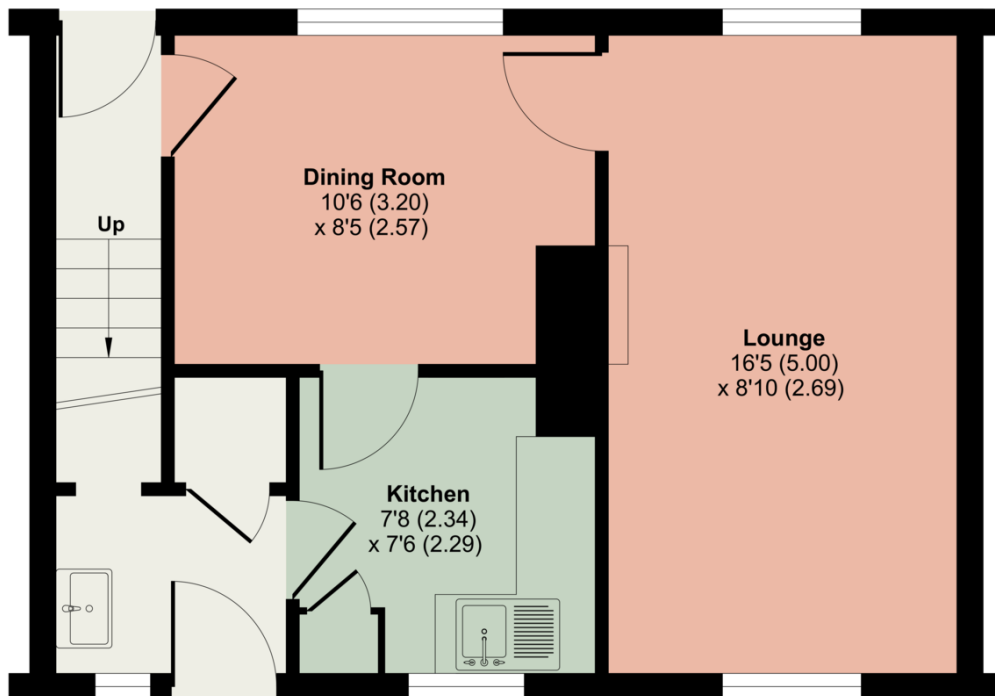
# 12 Droomer Drive, Windermere, LA23

Approximate Area = 738 sq ft / 68.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Certified  
Property  
Measurer

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: 1177200

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