



Windermere

£350,000

25 Thornthwaite Road, Windermere, Cumbria , LA23 2DN

A well presented and fully refurbished home throughout including, Worcester boiler with Hive smart app, quartz worktops in kitchen and real stone floor tiles and marble floor tiles in both bathrooms. This well cared for property is 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 mid terraced 3-4 bed roomed property is an ideal home, second home or indeed holiday let with the added benefit of a rear patio area and off road parking.

Quick Overview

- 3-4 Bed roomed mid terraced house
- 2 Reception rooms and 2 bathrooms
- Convenient location
- Rear patio
- Views of the Lakeland fells from the first floor
- Close to amenities and local schools
- In good decorative order
- Suitable as a family home, 2nd home or holiday let
- Off road parking
- *FTTC Superfast broadband available up to 78-80 Mbps



3



0



2



D



Superfast
Fibre
Broadband



Off Road
Parking

Property Reference: W6146



Living Room



Living Room



Dining Room/ Bedroom 4



Living Room

Description: A well presented and fully refurbished home throughout including, Worcester boiler with Hive smart app, quartz worktops in kitchen and real stone floor tiles and marble floor tiles in both bathrooms. This well cared for property is 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 mid terraced 3-4 bed roomed property is an ideal home, second home or indeed holiday let with the added benefit of a rear patio area and off road parking.

Location: Located in the popular area of Heathwaite and within walking distance of the villages of Windermere and Bowness and only a short walk to Queens Park recreation ground with its football pitch, children's play area, tennis court, bowling green etc and a corner shop only a few hundred metres away.

From the centre of Windermere proceed out of the village towards Bowness bearing left onto Ellerthwaite Road directly opposite Hackney & Leigh's Windermere sales office. Follow the road which continues as Park Avenue and at the T junction bear right onto Park Road and Thornthwaite Road is the second turning on the left. 25 Thornthwaite Road is a short way along on the left hand side, with off road parking to the rear.

Property Overview: This property offers spacious and well presented accommodation arranged over three floors. The property comprises of the entrance hall, leading to the bright dining room (or bedroom 4) with open fireplace and bedroom 1 with an ensuite shower room including, WC, shower and washbasin with vanity unit. Moving to the lower ground floor, you have the living room with large wood burner, fitted storage cupboard and access to the rear outside patio. Following on into the newly fitted Kitchen are modern wall and base units, with built in fridge/freezer, built in dishwasher and plumbing for washing machine, plus Belling cooker with extractor over and the added bonus of a stylish breakfast bar.

The first floor has two large bedrooms with bedroom 1 having views of the Lakeland fells and both bedrooms 1 and 2 having built in wardrobes. The beautifully refurbished family bathroom comprises of WC, washbasin with vanity unit and bath with rainfall shower over. Finally outside the property is a large patio and gravelled area with off road parking. 25 Thornthwaite Road would make an ideal main residence, second home or holiday let.

Accommodation: (with approximate measurements)

Ground Floor

Entrance Hall

Dining Room/Bedroom 4 13' 2" into bay x 9' 0" (4.01m x 2.74m)

Bedroom 1 12' 2" x 8' 10" (3.71m x 2.69m)



Living Room



Dining Room/Bedroom 4



Bedroom 2



Bedroom 2



Bedroom 2



Kitchen

Ensuite Shower Room

Lower Ground Floor

Living Room 14' 11" max x 12' 2" inc stairs (4.55m x 3.71m)

Kitchen 12' 3" x 10' 1" (3.73m x 3.07m)

First Floor

Bedroom 2 12' 2" x 8' 9" (3.71m x 2.67m)

Bedroom 3 14' 8" x 7' 6" (4.47m x 2.29m)

Bathroom

Property Information:

Services: Mains water, electricity, gas and drainage. Gas fired central heating to radiators. New boiler installed in 20....

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: ///talent.allies.octopus

Notes: *Checked on <https://www.openreach.com/> 12th September 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).



Living Room



Kitchen



Kitchen



OS Plan

Request a Viewing Online or Call 015394 44461

Meet the Team

Mike Graham F.N.A.E.A.

Manager & Property Valuer

Tel: 015394 44461

mikegraham@hackney-leigh.co.uk



Hayley Wilson

Assistant Manager & Property Valuer

Tel: 015394 44461

windermersales@hackney-leigh.co.uk



Jacqui Todd

Sales Team

Tel: 015934 44461

windermersales@hackney-leigh.co.uk



Shirley Crisp

Viewing Team

Tel: 015934 44461

windermersales@hackney-leigh.co.uk



Jan van Stipriaan

Viewing Team

Tel: 015934 44461

windermersales@hackney-leigh.co.uk



Sarah McAlister

Lettings Manager

Tel: 015394 40060

lettings@hackney-leigh.co.uk



Viewings available 7 days a week
including evenings with our
dedicated viewing team
Call **015394 44461** or request
online.



Need help with **conveyancing**? Call us on: **01539 792032**



Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd Ellerthwaite Square, Windermere, Cumbria, LA23 1DU | Email: windermersales@hackney-

25 Thornthwaite Road, Windermere, LA23

Approximate Area = 1028 sq ft / 95.5 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). © n1checom 2024. Produced for Hackney & Leigh. REF: 1184660

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 28/10/2025.

Request a Viewing Online or Call 015394 44461