

Windermere

£350,000

Evergreen Cottage, Oakthwaite Lane, Windermere, Cumbria, LA23 2DJ

Hidden away in a small cul-de-sac is this 3 bedroomed semi-detached house with off road parking for 2 cars, small patio and garden area, double glazing and gas-fired central heating.

Quick Overview

3 bedroomed semi-detached house

1 reception room and 1 bathroom

Quiet location

Patio and garden

No chain

Close to amenities and schools

In good decorative order

Ideal permanent home, 2nd home or holiday
let

Parking for 2 cars

*Superfast fibre broadband available



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Superfast
Fibre
Broadband



Parking
for 2 cars

Property Reference: W6176



Lounge



Lounge



Dining Kitchen



Bedroom 1

Description: Hidden away in a small cul-de-sac is this 3 bedroomed semi-detached house with off road parking for 2 cars, small patio and garden area, double glazing and gas-fired central heating.

Location: Evergreen Cottage is tucked away in a private cul-de-sac between Oakthwaite Road and Nelson Road, making it a very central yet quiet situation with a local convenience shop less than 2 minutes walk away and Queens Park Recreational Ground just over the road, with eleven acres of parkland, community football pitch, cricket pitch, tennis courts, bowling green and childrens play area. The centre of Windermere village is less than 10 minutes level walk away.

From our office in Ellerthwaite Square, take Ellerthwaite Road opposite which continues straight-ahead as Whinfield Road. At the T-junction, bear right onto Park Road then right into Oakthwaite Lane, immediately after Oakthwaite Road (virtually opposite Windermere Convenience Store). Continue down the short lane - Evergreen Cottage is the second house on the left.

Property Overview: Evergreen Cottage is one half of a pair of similar houses built in the 1990s, with gas-fired central heating and full double glazing. The accommodation comprises living room and dining kitchen on the ground floor, 3 bedrooms and bathroom on the first and, whilst neatly presented, perhaps would benefit from some modernisation.

Private off-road parking for 2 cars, side patio and small raised garden area.

Accommodation: (with approximate measurements)

Lounge 16' 7" x 11' 0" (5.05m x 3.35m)

Dining kitchen 16' 7" x 9' 8" (5.05m x 2.95m)

Stairs to first floor:-

Bedroom 1 10' 4" x 10' 0" (3.15m x 3.05m)

Bedroom 2 8' 5" x 8' 5" plus entrance (2.57m x 2.57m)

Bedroom 3 7' 9" x 6' 2" (2.36m x 1.88m)

Bathroom

Property Information:

Services: Mains gas, water and electricity. 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. EPC Band

What3Words: //flux.began.bluffing

Notes: *Checked on <https://www.openreach.com/> 27th November 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



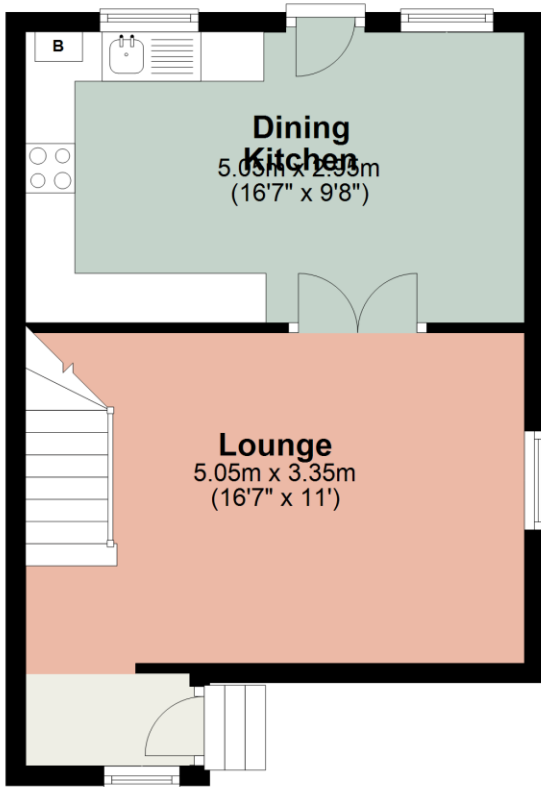
View



OS Plan

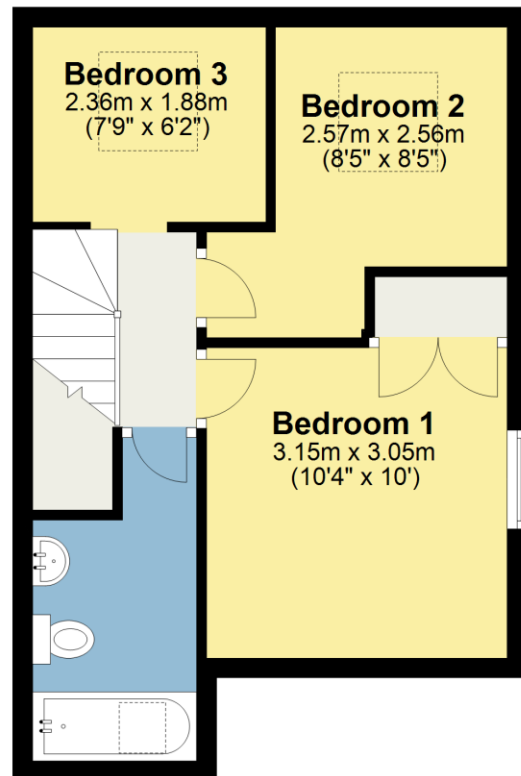
Ground Floor

Approx. 34.1 sq. metres (366.6 sq. feet)



First Floor

Approx. 32.4 sq. metres (349.3 sq. feet)



Total area: approx. 66.5 sq. metres (715.9 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: Plan produced using PlanUp.

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 04/12/2024.