



Windermere

£300,000

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

Hidden away in a small cul-de-sac is this 2 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

2 bedroomed semi-detached house
1 reception room, 1 bathroom, 1 study
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



2



1



1



C



Superfast
Fibre
Broadband



Parking for 2 Cars

Property Reference: W6176



Lounge



Open Plan Kitchen / Dining



Lounge



Bedroom 2

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 open plan kitchen dining area on the ground floor, 2 bedrooms, 1 study and bathroom on the first and, whilst neatly presented, perhaps would benefit from some modernisation. This home is ideal for a second home, holiday let or indeed a permanent residence.

On the outside the property offers a side patio, small raised garden area and private off-road parking for 2 cars,

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.

This home is ideal for a permanent family residence, a holiday home or a holiday let. Give the office a call today to arrange a viewing!

Accommodation: (with approximate measurements)

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

Open Plan Kitchen / Dining 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 / Study 7' 9" x 6' 2" (2.36m x 1.88m)

Bathroom

Property Information:

Services: Mains gas, water and electricity. Double glazed windows.



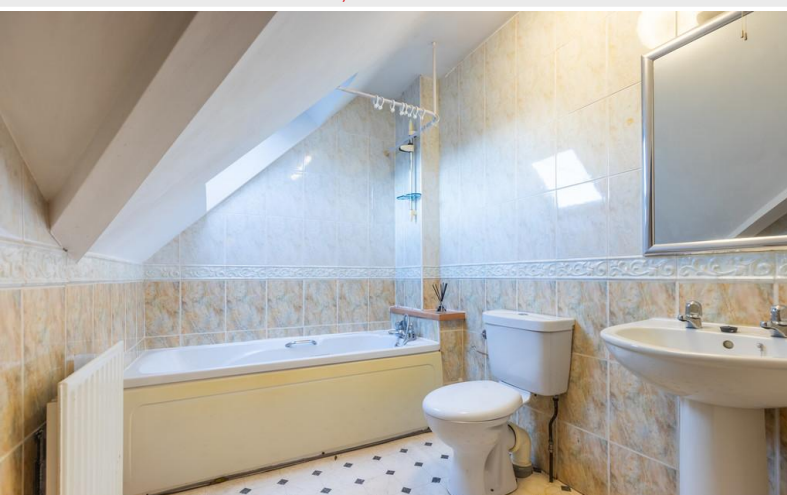
Open Plan Kitchen / Dining



Lounge



Study / Bedroom 3



Bathroom



Open Plan Kitchen / Dining



Bedroom 1

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 & Directions: [//flux.began.bluffing](https://flux.began.bluffing) 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.

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 1



View



OS Plan



Parking

Request a Viewing Online or Call 015394 44461

Meet the Team

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including evenings with our
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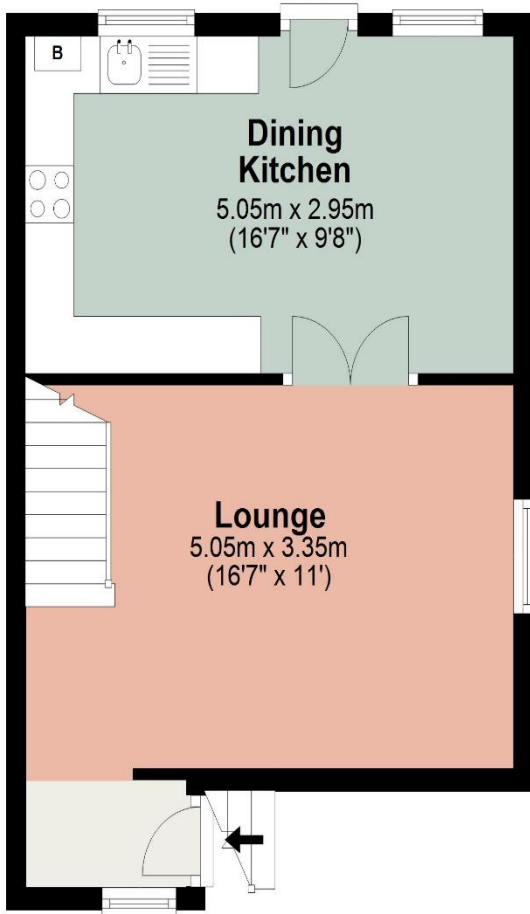


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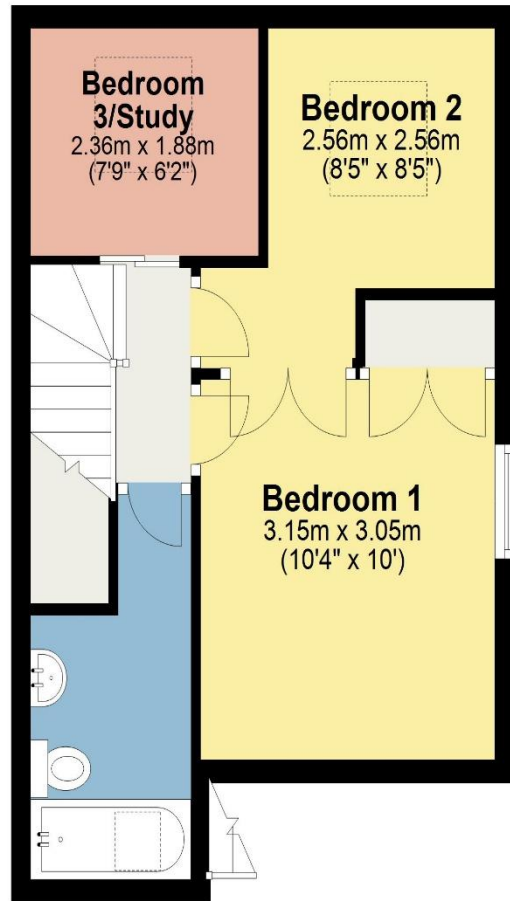
Ground Floor

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



First Floor

Approx. 32.3 sq. metres (348.0 sq. feet)



Total area: approx. 66.4 sq. metres (714.6 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.

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Request a Viewing Online or Call 015394 44461