



HACKNEY & LEIGH

Droomer

£250,000

15 Mill Rise, Droomer, Windermere, LA23 2LY

A modern end town house situated in a popular residential area of Windermere. Ideally suited for First Time Buyers or a small family and is subject to a local occupancy condition.

Offered in good order with two bedrooms, sitting room and fitted kitchen/dining room with patio doors leading to enclosed rear garden area and designated parking.

Quick Overview

Convenient location

Allocated parking

2 bedroomed end of terrace house

1 reception room and 1 bathroom

Enclosed private garden

Close to amenities, transport and schools

In good decorate order

Ideal for first time buyers or a family

Local occupancy clause applies

*Superfast Broadband



2



1



1



D



Superfast
Broadband



Allocated
Parking

Property Reference: W6188



Living Room



Living Room



Kitchen/Dining Room



Kitchen/Dining Room

Location: The property is situated within approximately half a mile of the village centre. From Crescent Road on the one way system in the centre of the village, bear left at the Co-op into Oak Street. From Oak Street, turn left onto Droomer Drive. Continue along past the turning for Ghyll Road on the left and turn into Mill Rise. No.15 is the end house of the small terrace on the right.

Property Overview: Discover the perfect blend of comfort and convenience at 15 Mill Rise, a delightful two-bedroom end terrace home nestled in the heart of Windermere and being just a stone's throw away from the vibrant amenities of Windermere village.

As you step inside, you are greeted by a warm and inviting living space. The cosy lounge provides an ideal setting for relaxing evenings, with open plan kitchen with dining area and patio doors to the rear garden allows natural light to fill the room, creating a bright and airy atmosphere. The kitchen, thoughtfully designed for functionality, offers plenty of storage and worktop space, making meal preparation a breeze, with integrated appliances of Indesit oven and hob with extractor fan over, integrated fridge/freezer and space for washing machine. Patio doors opens out to a private rear garden area. The garden is a manageable size, ensuring you can enjoy outdoor living without the burden of extensive upkeep.

Upstairs, you will find two bedrooms, with bedroom 1 having built in storage and 2 built in cupboards and both bedrooms offer a peaceful retreat at the end of the day. The family bathroom is well-appointed, featuring bath with Mira Sport shower over, WC and pedestal washbasin.

Outside to the front of the property is a gravelled area with an "unofficial" parking space for 1 car as the curb has not been dropped. To the rear of the property is an enclosed private paved and lawn area with decking and beyond the rear garden there is allocated parking for 1 car.

Situated in a sought-after location, 15 Mill Rise is just a short walk from local shops, cafes, and transport links, making it an ideal home for those seeking a convenient lifestyle and ideal for a first time buyer.

Accommodation: (with approximate measurements)

Porch

Sitting Room 14' 9" x 11' 9" incl stairs (4.5m x 3.58m)

Kitchen/Dining Room 14' 9" x 8' 5" (4.5m x 2.57m)

Stairs from the sitting room lead to first floor:

Bedroom 1 11' 5" x 10' 2" (3.48m x 3.1m)

Bedroom 2 10' 1" x 8' 2" (3.07m x 2.49m)

Bathroom

Property Information:

Services: Mains gas, water and electricity. Gas central heating installed and uPVC double glazed windows.

Tenure: Freehold (Vacant possession upon completion).

Council Tax: Westmorland and Furness Council - Band B (2025).

Viewings: Strictly by appointment with Hackney & Leigh.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

What3Words: //lock.wreck.costs

Notes: *Checked on <https://www.openreach.com/> 23rd January 2025 - not verified.

Mobile Coverage: Yes.

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



Bedroom 2



Rear Garden



Rear Elevation

15 Mill Rise, Droomer, Windermere

Approximate Area = 644 sq ft / 59.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1236819

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 29/01/2025.

Request a Viewing Online or Call 015394 44461