



7 Alexandra Road

Windermere, LA23 2AY

Guide Price £410,000

7 Alexandra Road

Windermere

7 Alexandra Road is a delightful mid-terrace traditional stone-built Lakeland house with plenty of character situated in a convenient location only a stone's throw from the village centre. This excellent cottage has good sized accommodation arranged on three floors including large open plan living room, modern fitted kitchen, utility and shower room to the ground floor. Two double bedrooms and a recently updated, modern family bathroom on the first floor and a further two bedrooms to the second floor. Many of the original features have been retained along with the provision of double glazing, gas central heating, fireplaces and modern fitments. To the rear is a useful patio courtyard and rear access lane. This property would suit a wide range of buyers either as a family home, holiday home, or weekend retreat.

Conveniently located within walking distance of the village centre with its wide range of shops, cafes, restaurants and pubs, with excellent transport links including the bus station and railway station close by. There is also a good range of schooling close by and Queens Park recreational ground just around the corner.





Accommodation

Glazed front door leads into entrance hallway with hooks for coats and finished with oak laminate flooring.

Living/Dining Room

A large open living space with windows to front and rear and ample space for dining table. Oak flooring. Recessed cupboards, fireplace in the lounge area with a log burner on a slate hearth. UPVC rear window.

Kitchen

Modern fitted kitchen with a range of wall and base units in cream incorporating extractor over electric hob and oven, sink with drainer, integral fridge and plenty of cupboard space all finished with laminate worktops and backsplash. There is space for a slimline dishwasher.

Storage/Utility Room

With plumbing for washing machine, space for dryer. Two windows.

Shower Room

Off the utility room is a shower room, with wash basin, WC and shower cubicle. UPVC window.

Stairs from Hallway lead up to first floor.





Bathroom

A three-piece suite comprising of corner shower cubicle, pedestal wash basin and WC. Finished with tiled flooring and tiling to walls, inset spotlighting and built-in cupboard housing Worcester gas central heating boiler. UPVC window to side.

Bedroom One

A large double bedroom with ample space for wardrobes and timber glazed sash window to the front aspect.

Bedroom Two

A double bedroom with UPVC window to the rear.

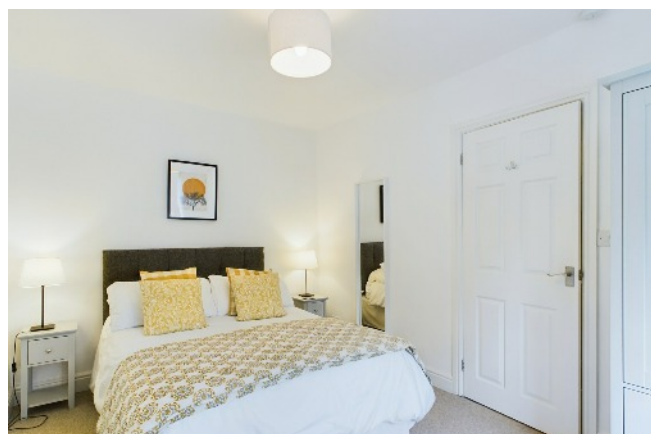
Stairs leading up to half landing, which also has a storage cupboard.

Bedroom Three

A large dormer double bedroom at the top of the house, UPVC dormer window to front.

Bedroom Four

Double bedroom with Velux window. Eaves lower storage.





Outside

A pleasant rear patio area enclosed by slate stone wall and gated access to rear lane.

Directions

From our Windermere office in Ellerthwaite Square proceed down New Road taking a left turn into Ellerthwaite Road. Proceed along Ellerthwaite Road onto Park Avenue and then take the first turning on the right into Alexandra Road where the property can be found on the left-hand side.
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Services

Mains water, drainage, gas and electric. Gas fired central heating boiler.

Tenure

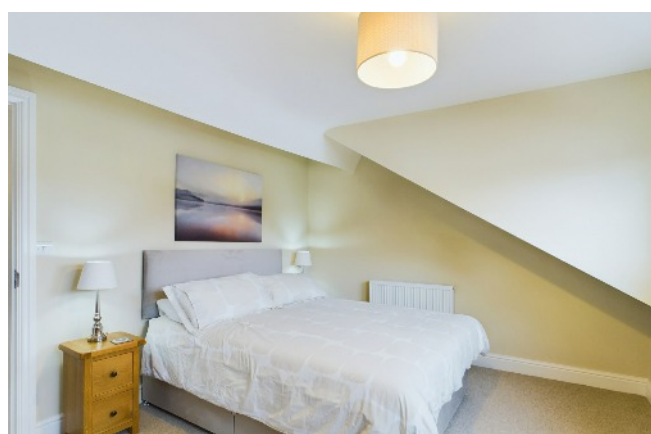
Freehold.

Internet Speed

Superfast speed of 76 Mbps download and for uploading 19 Mbps as per Ofcom website.

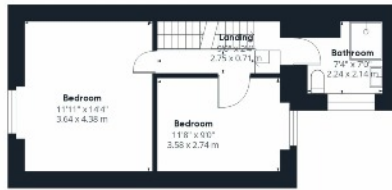
Council Tax Band

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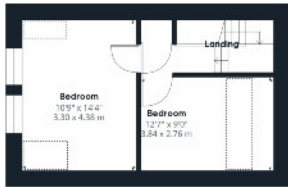




Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾
 1215.81 ft²
 112.95 m²

Reduced headroom
 40.58 ft²
 3.77 m²

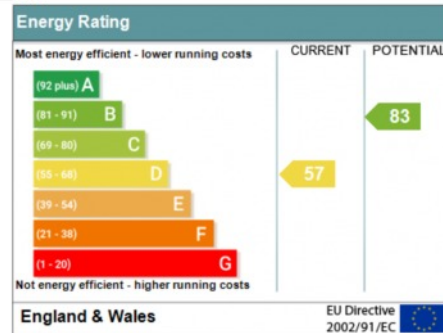
(1) Excluding balconies and terraces

⊞ Reduced headroom
 (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Address: 7 Alexandra Road, WINDERMERE, LA23 2AY
 RRN:



Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

