



7 Kirkfield

Ambleside, LA22 9HA

Guide Price £255,000

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A good opportunity to acquire a good three bedroom, mid terrace property. Ideal as a family home or for a first time buyer. With well proportioned accommodation with the advantage of gas fired central heating and benefiting from full UPVC double glazed windows. Although the property may benefit from some moderisation it's a comfortable home with manageable small garden split level rear terrace, attractive local fell views and with the ability to park directly to the rear.

Enviably situated on the edge of the popular and well established residential estate known as Kirkfield, just off Kirkstone Road on the edge of Ambleside. Having the benefit of residents parking. Conveniently positioned nestled close to all the village amenities including a variety of shops, restaurants, schools, doctors, library etc.

Please note the property has a Local Occupancy Clause whereby the purchaser must have lived or worked in the area of Cumbria for the last 3 years.



Accommodation

UPVC double glazed door leading into;

Hallway

Main hallway with highly useful and spacious storage cupboards.



Cloak Room

With WC and wash hand basin.



Kitchen/Diner

Spacious bright area big enough for a dining table with reconfiguration. Large windows looking out to the front of the property. Good selection of wall and base units with stainless steel sink unit, Hoover cooker with gas hobs and extractor over. Space for fridge/freezer and washing machine.



Living Room

Spacious room which could be enlarged by incorporating the rear entrance. Window looking out to rear patio.



Rear Hall/Cupboard

There is a rear UPVC door giving access to the garden.

First Floor

Landing with a variety of excellent storage cupboards. One housing the Worcester gas central heating boiler.

Front Bedroom One

Spacious main double bedroom with views out towards Wansfell Pike.



Rear Bedroom Two

Generous double bedroom with large window looking out to the garden.



Bedroom Three

A spacious single bedroom with views to rear.



Bathroom

Three piece suite comprising of bath with shower over, pedestal wash hand basin and WC. Heated towel rail and part tiled walls.



Outside

To the front there is a small area for a potential store/to keep the household bins. To the rear there is a west facing split level patio. Steps and gate to street parking.

Directions

From the centre of Ambleside head up North Road onto Kirkstone Road passing the converted Chapel and turn left, continue straight up until the second right the property is on the first terrace on the left. With parking to the rear and benefits from being on the edge of the development.

What3words

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Tenure

Freehold.

Services

All mains services. Gas central heating.

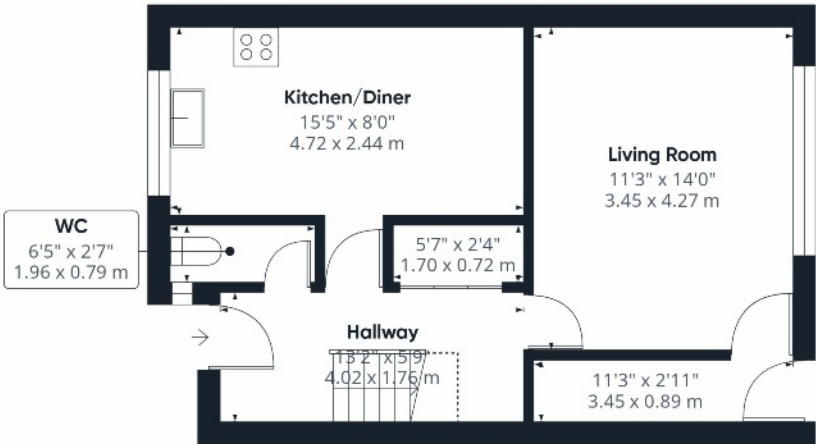
Council Tax Band

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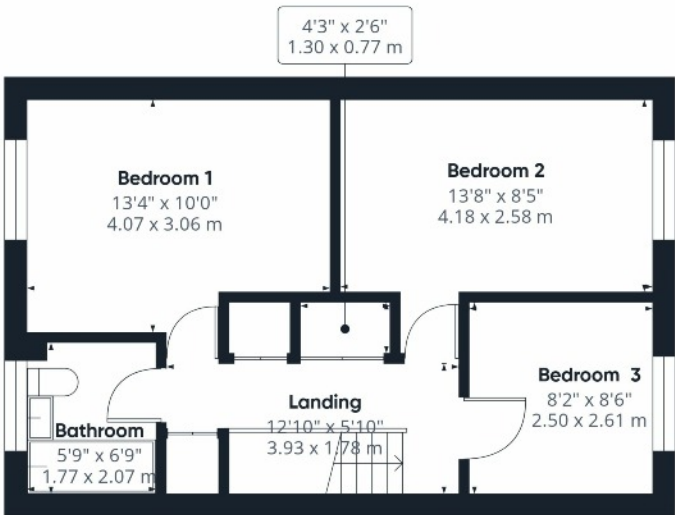
Broadband

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk.





Floor 0



Floor 1

Approximate total area⁽¹⁾
875 ft²
81.3 m²

Reduced headroom
12 ft²
1.1 m²

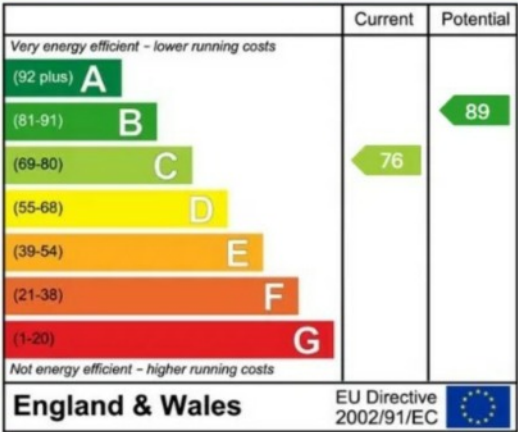
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating



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.