

Temporary photo until we have external photographs.



# 68 Fisherbeck Park

Ambleside, LA22 0AJ

Guide Price £495,000

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## Ambleside

A superbly presented semi-detached property that has recently been completely renovated and remodeled. Creating an excellent three bedroom, two bathroom upside down property. Extended into the previous double garage on the ground floor and with the main living accommodation on the upper floor to maximise the stunning panoramic views and natural light.

Offering a lovely open plan socialable kitchen, living and dining area. Additionally on the first floor is a superb master double en suite bedroom. The lower floor offers two additional bedrooms, house bathroom and laundry room. The property has been re wired and re plumbed. New double glazing throughout and new roof etc. Finished to a high specification with walnut effect doors and complimentary hardware and Silestone worktops in the kitchen.

With off road parking for two vehicles and a manageable rear garden which is the only element which requires attention. The property enjoys a sunny aspect and wonderful fell views from the front of the property.

The property will suit a variety of buyers whether as a main residence, second home or an ideal holiday let. We believe it could generate an annual income of circa £00,000.

Nestled on the edge of Fisherbeck Park, which is a popular established residential area elevated on the south side of Ambleside on the lower slopes of Wansfell Pike. Close to all the village amenities including a wide variety of shops, restaurants, health centre, library, public houses, primary school, churches etc.





## Accommodation

External UPVC glazed front door, leading into:



### Kitchen/Living/Diner

A superb open plan light and airy socialable room. With an exceptional range of dark wood effect fitted wall and base units with Silestone work tops and upstands and breakfast bar. Feature shelving and Belfast sink with mixer tap. Integrated appliances include four ring electric induction hob with extractor, double electric oven, microwave, fridge freezer and slimline dishwasher. Quality herringbone laminated wood effect floor.



Inset fireplace with attractive slate hearth, feature low horizontal and vertical cast iron radiators, inset lighting, oak banister rail with glass panels and access down to the lower ground floor. Fantastic far reaching views over the village towards

Todd Crag, Black Fell, Coniston Old Man and Wetherlam.



### Rear Master Bedroom

Generously proportioned double bedroom with modern ensuite. Previously two bedrooms reconfigured into one with attractive views over the rear garden towards the lower slopes of Wansfell Pike. Loft hatch housing boiler.



### En suite

Luxurious three piece white suite, comprising of double walk in unit with matte black rainfall shower and separate handset and stylish glazed panels. Heated matte black towel rail and bathroom fittings. Illuminated mirror and extractor fan. Electric under floor heating and fully floor tiled. Wood paneling and veined wall tiles.

## Lower Ground Floor



### Bedroom 2

Double room, with lovely views towards Todd Crag. TV point.



### Bedroom 3

Double room with TV point and built in double wardrobe housing consumer unit with sliding doors.



### House Bathroom

Excellent three piece white suite including a panelled bath with matte black rain head shower and attachment over, vanity wash basin and WC within wood effect unit and mono matte black tap. The room is fully tiled, with both wall and floor tiling, inset lighting and features an illuminated circular mirror, matte black heated towel rail.



### Laundry room

A practical utility room providing plumbing for a washing machine and space for a dryer. Offering a handy area for laundry, coats and storage.





### Outside

Property benefits from private parking for two vehicles. Rear garden, which is yet to be developed, offering great potential for further development and landscaping, allowing you to create your own ideal outdoor space. External mounted gas meter.

### Directions

From our Ambleside office continue up Kelsick Road, turning right onto Lake Road and immediately left onto Old Lake Road. Proceed along Old Lake Road taking the third exit on the left after approximately 300 metres to Fisherbeck Park. Continuing up the hill number 68 is at the top of the road once you veer to the left then right.

### Broadband

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

### Tenure

Freehold. Vacant possession upon completion.

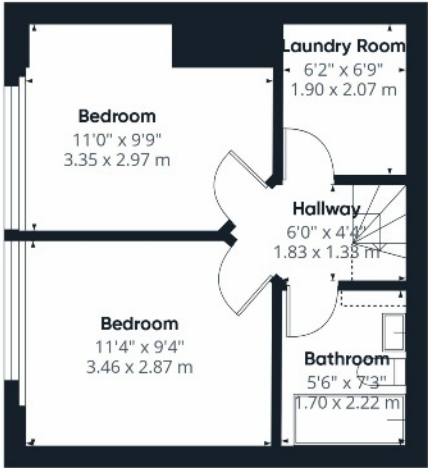
### Services

All mains services. Gas central heating. Electric underfloor heating in the en suite bathroom.

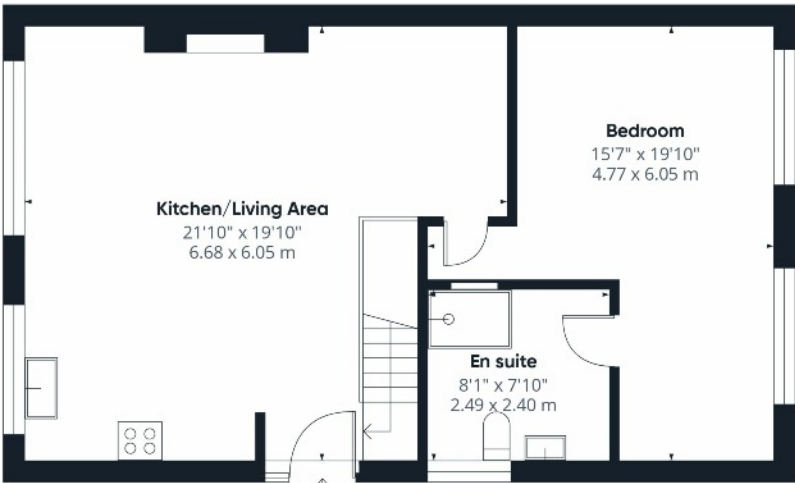
### Council Tax Band

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What3Words:///lashed.dockers.dwarves



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
947 ft<sup>2</sup>  
88 m<sup>2</sup>

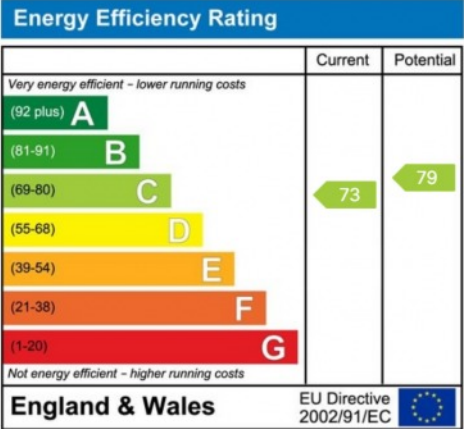
Reduced headroom  
6 ft<sup>2</sup>  
0.6 m<sup>2</sup>

(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.

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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.