



3 Fairhaven Main Road, Windermere
£275,000





3 Fairhaven Main Road

Windermere

Set within a traditional stone built Victorian building in the very heart of Windermere, this charming duplex apartment forms part of 1966 Fairhaven, a characterful conversion of just seven homes. Perfectly positioned, it enjoys immediate access to the town's shops, cafés and transport links.

The property is entered via its own private entrance, opening into a welcoming hallway with the kitchen positioned ahead. To one side sits a bright and airy dining room, while the sitting room is set opposite, creating two distinct and well balanced reception spaces, ideal for both everyday living and entertaining.

Upstairs, there are two well proportioned double bedrooms, each offering comfortable and versatile accommodation. The bathroom is fitted with a three piece suite and is conveniently located to serve both bedrooms.

The apartment benefits from electric heating throughout, along with a substantial private basement, providing excellent additional storage space. Externally, there is a pleasant seating area to the front, with space for potted plants, along with access to a secluded communal garden. Communal parking is also available for residents. A well located and characterful home, offering the charm of a Victorian building with the practicality of modern day living, right in the centre of Windermere.

The property benefits from being sold with no ongoing chain.

- Characterful maisonette set within a traditional stone-built Victorian building
- Positioned in the very heart of Windermere, with everything on your doorstep
- Bright and airy sitting room, complemented by a separate dining room
- Two well proportioned double bedrooms
- Generous proportions throughout with high ceilings enhancing the sense of space
- Substantial private lockable cellar, ideal for bikes, motorbikes or additional storage
- Attractive and secluded communal seating area for residents to enjoy
- Communal parking available for residents
- Restriction on holiday and long term letting
- Sold with NO ONGOING CHAIN

IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

EPC RATING F

SERVICES

Mains electric, mains water, mains drainage

COUNCIL TAX:BAND C

TENURE:LEASEHOLD

DIRECTIONS

On entering Windermere village on New Road from Bowness, continuing on Main Road 3 Fairhaven can be found just after Windermere filling station on the left.

WHAT3WORDS:rooks.empire.dividers





GROUND FLOOR

ENTRANCE HALL

8' 0" x 7' 1" (2.44m x 2.17m)

SITTING ROOM

14' 10" x 13' 4" (4.52m x 4.07m)

KITCHEN

8' 4" x 7' 9" (2.54m x 2.35m)

DINING ROOM

12' 8" x 10' 5" (3.86m x 3.17m)

FIRST FLOOR

LANDING

18' 3" x 6' 9" (5.55m x 2.06m)

BEDROOM

16' 9" x 14' 1" (5.11m x 4.29m)

BEDROOM

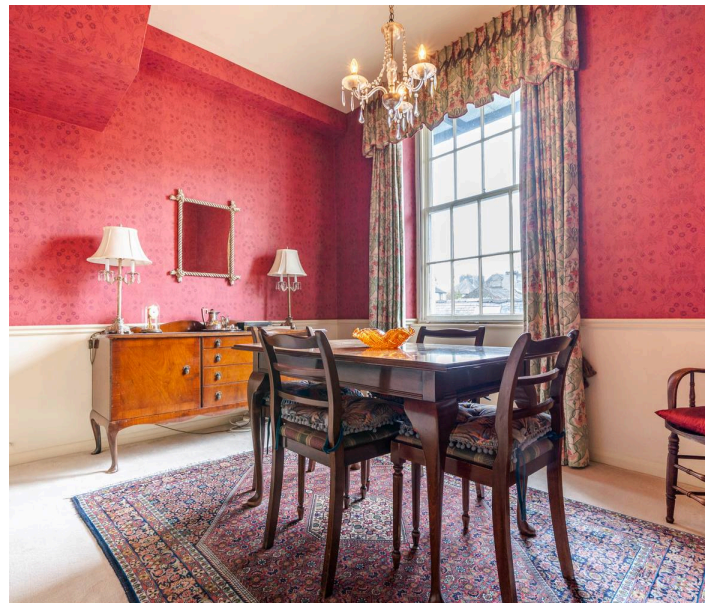
11' 5" x 9' 8" (3.49m x 2.94m)

BATHROOM

8' 5" x 8' 0" (2.56m x 2.43m)

CELLAR

29' 4" x 16' 9" (8.94m x 5.10m)











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