



## Ambleside

£575,000

Roselea and Roselea Flat, North Road, Ambleside, LA22 9DT

Roselea & Roselea Flat provide a fantastic opportunity to acquire two properties, in a superb location near central Ambleside! This three bedroomed stone built maisonette and 1 bedroom flat beneath has so much potential, and could easily become a welcoming family home with the benefit of additional accommodation, or an income stream if so desired.

### Quick Overview

3 bedroomed maisonette over three floors  
1 bedroomed flat for additional accommodation  
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Brilliant opportunity for investors  
Open plan kitchen and living room  
Attractive Lakeland stone building  
In the heart of the Lake District National Park  
A perfect family home, second home or holiday  
let  
No chain  
Superfast Broadband Available



4



2



2



D/E



Superfast  
Broadband  
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Property Reference: AM4192



Entrance Hall



Hallway



Bedroom Three



Bathroom

Heading up the front steps and into Roselea, you will reach the entrance hall, which benefits from a spacious airing cupboard, and leads to bedroom three and the large downstairs bathroom. Bedroom three enjoys plenty of natural light from the large sash window, and is currently used as a large double bedroom. Make use of the handy storage cupboard in the corner of the room

The downstairs bathroom is part-tiled and of ample size, allowing space for a bathtub and a separate shower cubicle, with Triton shower; perfect for a family. The room also includes a pedestal wash hand basin, WC and tall chrome heated towel rail, and just like the bedroom next door, the bathroom is made brighter with lots of natural light through the large window.

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### Accommodation (with approximate measurements)

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Living Room 14' 2" x 9' 9" (4.34m x 2.98m)

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Bathroom

Shower Room



Kitchen



Living Room



Kitchen



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Roselea Flat



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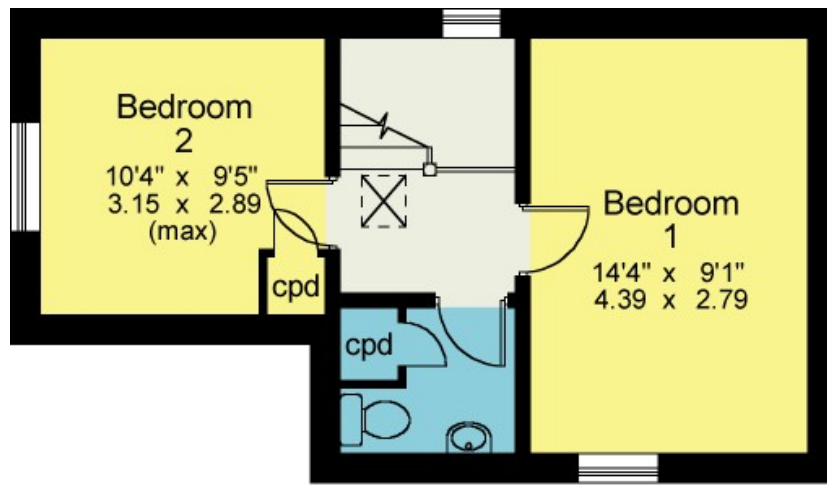
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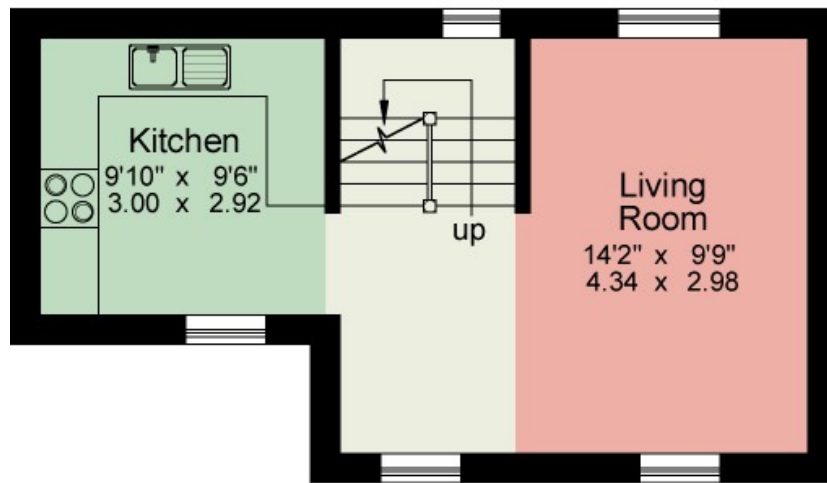
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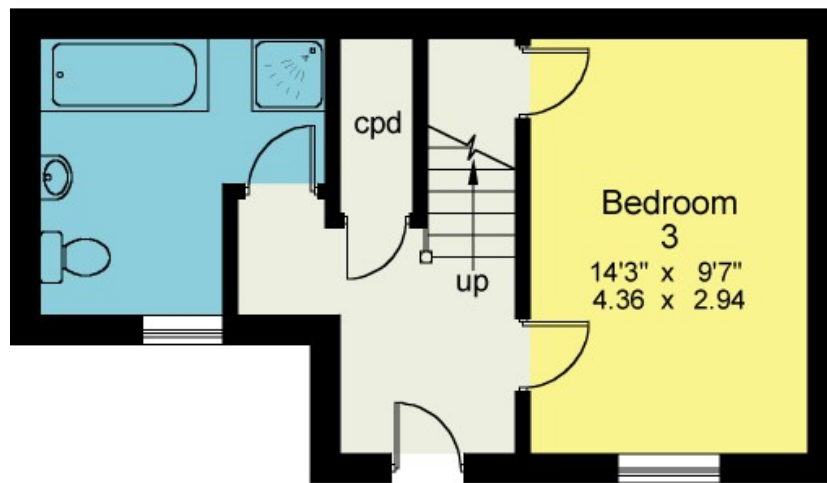
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Second Floor



First Floor



Ground Floor

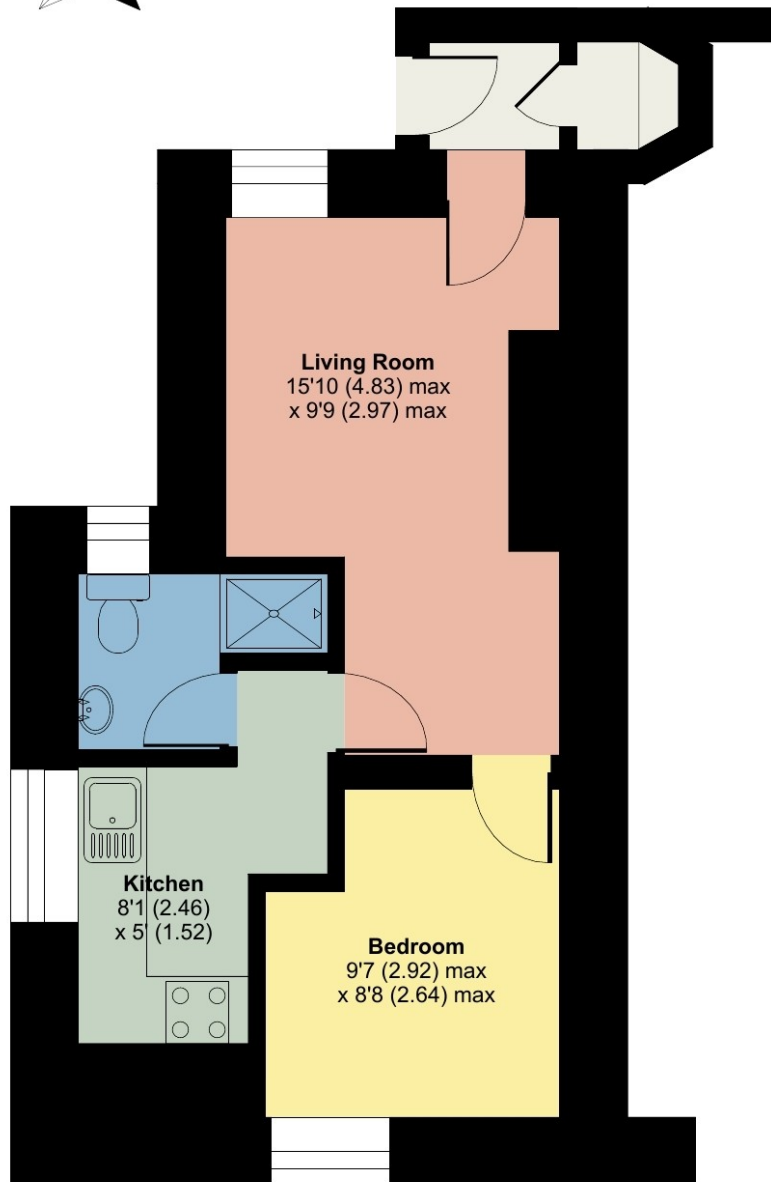
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**LOWER GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Hackney & Leigh. REF: 816074

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Views



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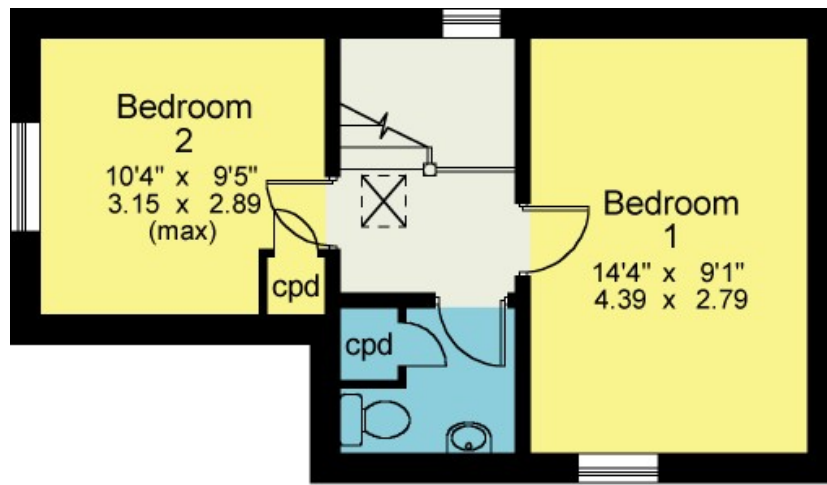
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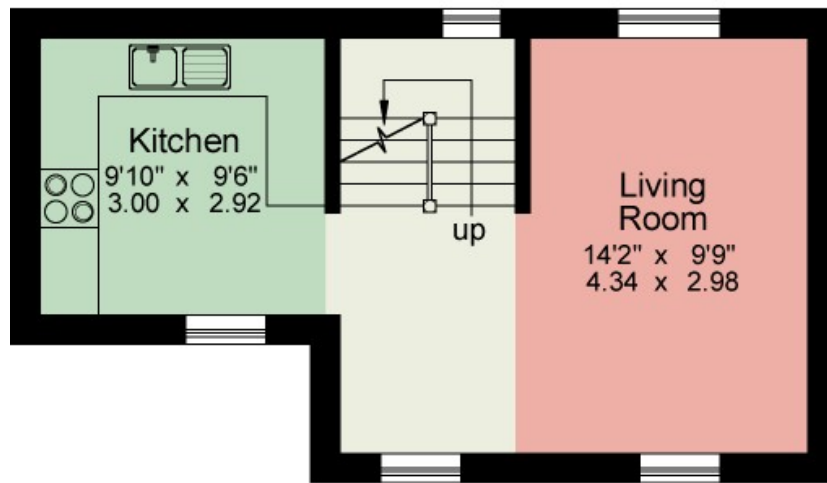
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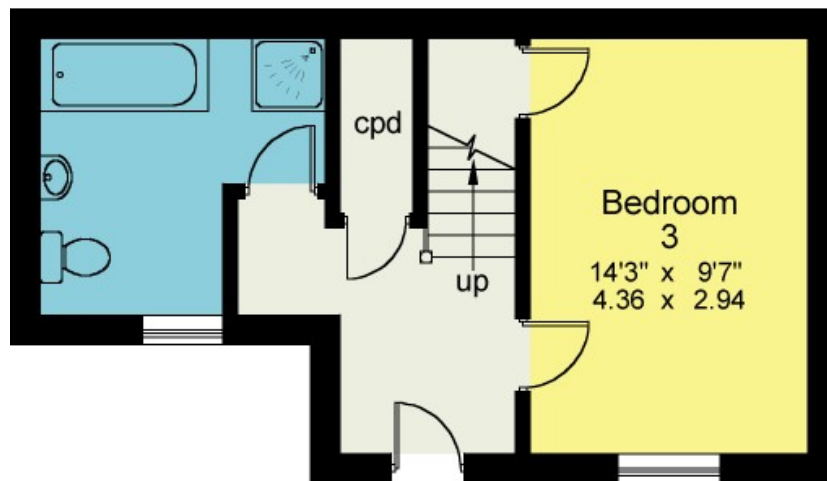
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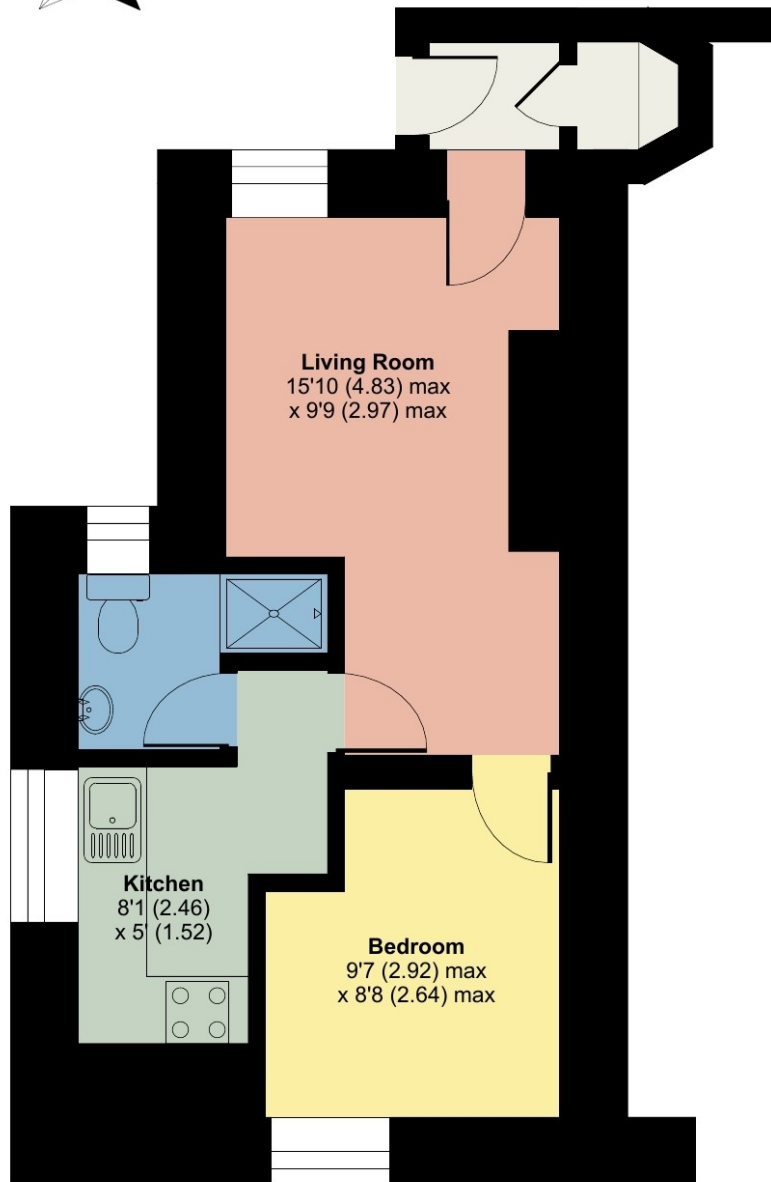
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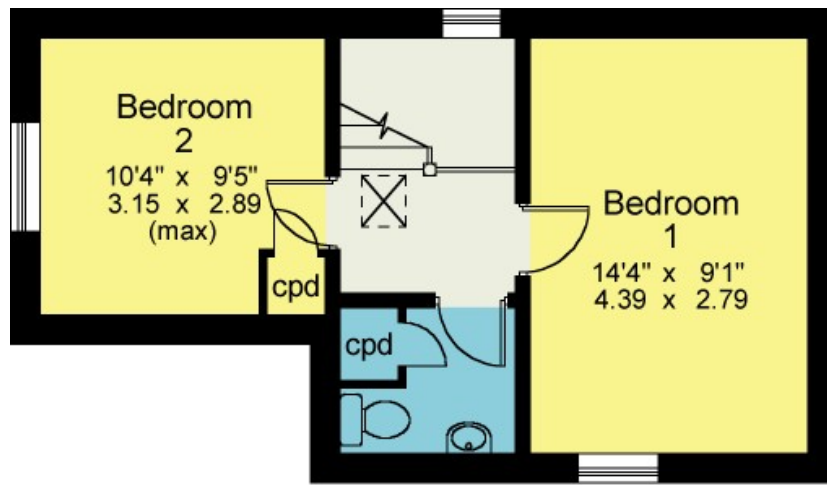
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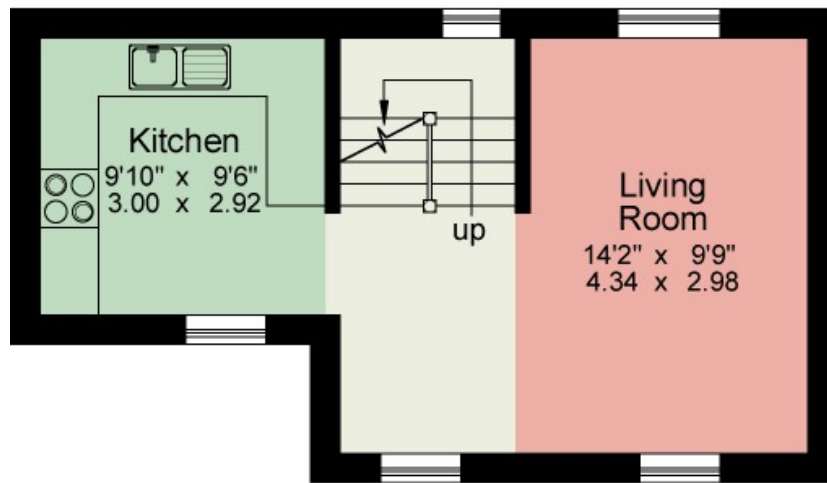
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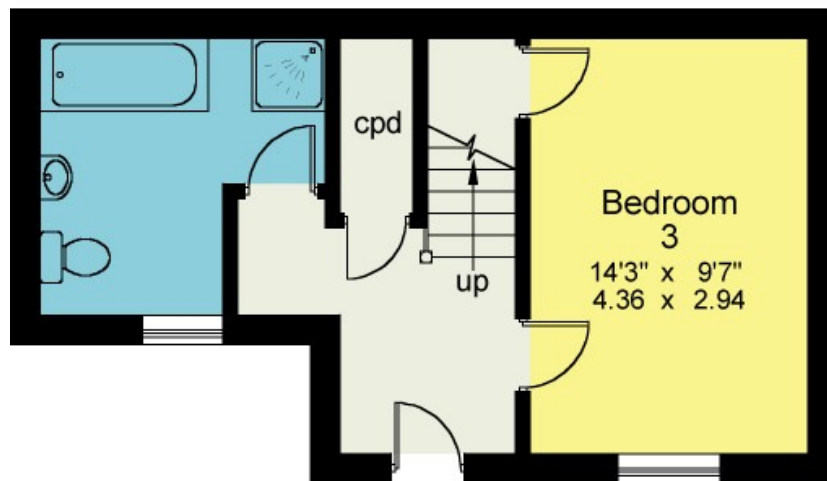
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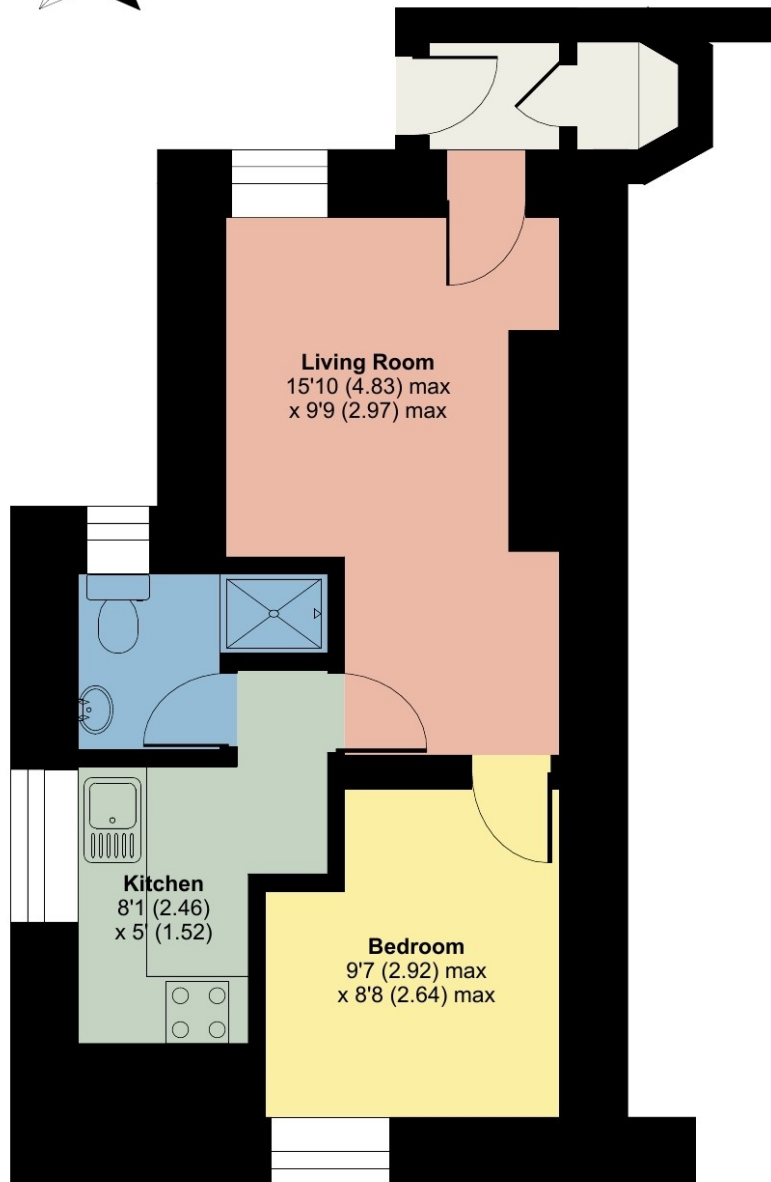
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