



# Windermere

£318,250

40 Meadow Road, Windermere, Cumbria, LA23 2EX

Convenient for both Windermere and Bowness this modern town house with 3 bedrooms and a large dual aspect lounge/diner would make a lovely family home or indeed holiday home or holiday let, together with small rear garden and nearby garage across the road. Offered in good decorative order with uPVC double glazed windows, modern bathroom and kitchen fittings. It is located in a popular residential area within walking distance of 3 primary schools and away from the busy tourist areas.

## Quick Overview

- 3 bedroomed town house
- 1 reception room and 1 shower room
- Peaceful location
- Patio garden area
- No chain
- Close to amenities and transport
- In good decorative order
- Ideal permanent home, 2nd home or holiday let
- Garage
- \*Superfast fibre broadband available



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Superfast  
Broadband



Garage

Property Reference: W6105



Living Room



Living Room



Dining Room



Kitchen

**Location:** Located in a quiet residential area of Windermere, away from the busy central areas. From Windermere centre proceed towards Bowness on New Road leading to Lake Road bearing left at Craig Walk immediately before the Police Station. Bear first left on to Meadow Road and No.40 is located on the right hand side at the far end of the terrace properties set up above the road and accessed from a shared stepped path or inclined walkway.

**Property Overview:** 40 Meadow Road is an end terrace property and is in a short row of five built in the mid 1970's. The property is offered in good decorative order. Modern uPVC double glazing is fitted being Georgian style. The accommodation comprises on the ground floor of living room with coal effect gas fire and marble surround and bay window, double opening doors lead to the dining room, kitchen with inset Neff electric oven and Neff 5 ring gas hob with extractor over and space for fridge/freezer, to the first floor are three bedrooms, bedroom 1 having views to the fells and bedroom 3 having built in cupboard. There is also a shower room on this floor comprising of WC, pedestal washbasin and Aqualisa shower. Outside is a small paved garden area to the rear and nearby single garage across the road, with off road parking.

**Accommodation: (with approximate measurements)**

**Entrance Hall**

**Living Room** 12' 7" x 11' 5" (3.84m x 3.48m)

**Dining Room** 10' 4" x 9' 1" (3.15m x 2.77m)

**Kitchen** 10' 5" x 8' 2" (3.18m x 2.49m)

**Stairs from the entrance hall lead to the first floor.**

**Landing** Loft hatch.

**Bedroom 1** 13' 0" x 9' 4" (3.96m x 2.84m)

**Bedroom 2** 10' 11" x 9' 11" (3.33m x 3.02m)

**Bedroom 3** 8' 9" max x 7' 11" max (2.67m x 2.41m)

**Shower room**

**Outside:** To the rear of the property is a small paved area and steps lead to a tiered garden with various shrubs and plants.

**Garage:** 16' 11" x 7' 9" (5.16m x 2.36m)

**Services:** Mains gas, electric, water and drainage connected.

**Tenure:** Freehold. Vacant possession upon completion.

**Council Tax:** Westmorland and Furness Council - Band C.

**Viewings:** Strictly by appointment with Hackney & Leigh Windermere Sales Office.

**Energy Performance Certificate:** The full Energy Performance Certificate is available on our website and also at any of our offices.

**What3Words:** //unloaded.repeat.flipper

**Notes:** \*Checked on <https://www.openreach.com/> 7th June 2024 - not verified.

**Anti-Money Laundering Regulations:** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (ind. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (ind. vat).



Bedroom 1



Bedroom 2



Shower Room



Rear Garden

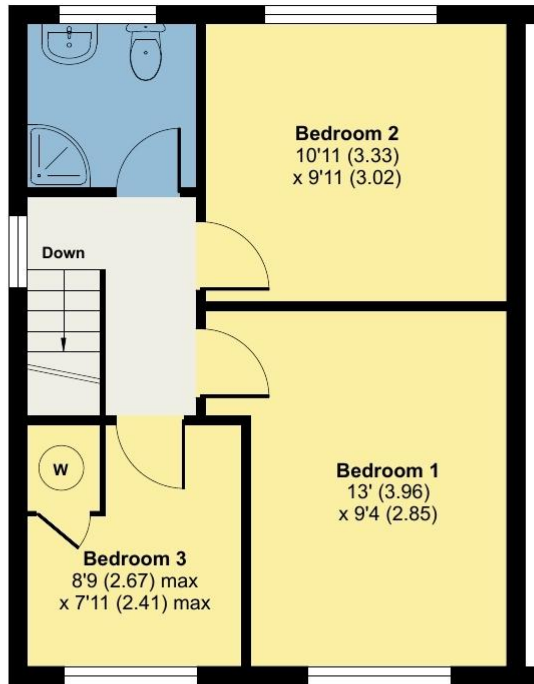
# 40 Meadow Road, Windermere, LA23

Approximate Area = 830 sq ft / 77.1 sq m

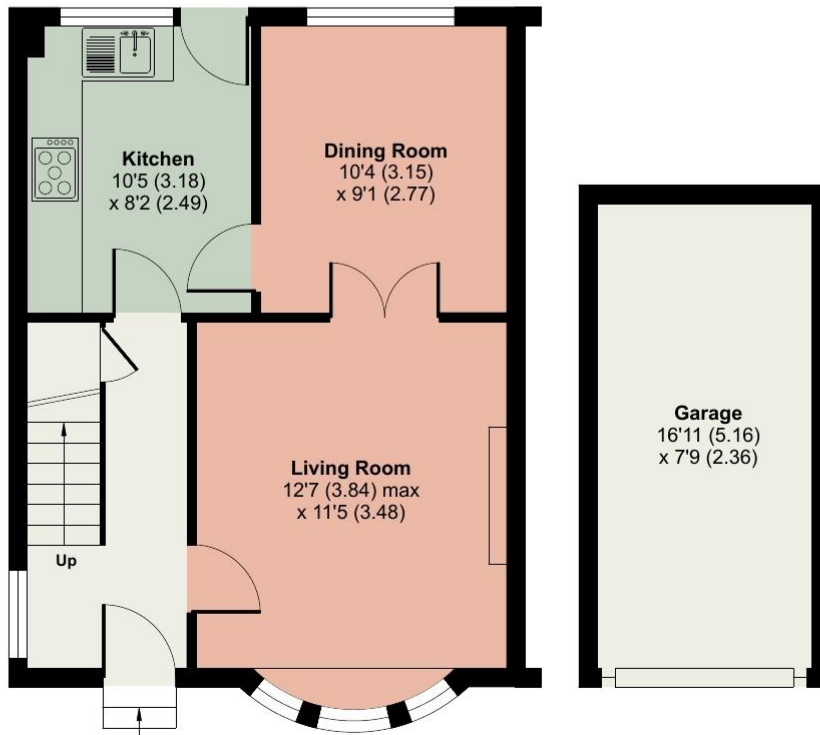
Garage = 133 sq ft / 12.3 sq m

Total = 963 sq ft / 89.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2024. Produced for Hackney & Leigh. REF: 1139599

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