



Ambleside

£260,000

39 Castlefield, Ambleside, LA22 9BQ

39 Castlefield is a spacious, three bedroomed mid terraced house, with ample front and rear garden space and glimpses of nearby fells. Situated in an elevated position just a short walk from central Ambleside, whilst still enjoying some peace and quiet, you can truly enjoy the best of both worlds.

This property will make the perfect family home, and will be in high demand; so don't waste any time, and book your viewing today! Local occupancy conditions apply - please contact the office for further details.

Quick Overview

- Three bedroomed mid terraced house
- Large front lawn with patio
- Elevated position with views to Loughrigg
- A short stroll from central Ambleside
- Perfect as a family home
- Tiered rear patio terrace
- Local Occupancy conditions apply
- No chain
- On road parking bays
- Ultrafast Broadband available



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Ultrafast
Broadband
Available



On Road
Parking Bays

Property Reference: AM4213



Front lawn and fell views



Living Room



Kitchen



Kitchen

Coming up the path to the terrace, the front garden for number 39 is on the left-hand side, and is mostly laid to lawn with a small patio at the front of the house. The front door opens into the entrance hallway, and leads you through to the ground floor accommodation. The living room is generously sized, with a large window overlooking the front garden, and an electric fireplace. The space is a blank canvas, so you can really let your imagination run wild and put your own stamp on it!

The kitchen is partially tiled and is fitted with a range of wall and base units, with ample space for a family dining table. The large window provides a view over the sunny rear garden, and the kitchen also has a cupboard in the corner of the room, with built-in shelving; ideal for a pantry/dry storage. There is potential to extend the kitchen into the very spacious utility room, at the back of the home, or transform the space into a conservatory or store room. The utility benefits from ample cupboard space, and currently house the Vaillant boiler.

Upstairs, you will find three bedrooms and the family bathroom. Bedroom one is a spacious double room, with a view over the rear garden and the fields and fells beyond. The second bedroom is another double room, and benefits from a large built-in cupboard with shelving. The window provides lovely views past Castlefield and to Loughrigg in the distance. Bedroom three is a single bedroom, but could be utilised as a home office or nursery. There is a large built-in cupboard for additional storage, and the room enjoys the same lovely views as bedroom two.

The four piece bathroom is next to bedroom one, and comprises a corner bathtub with jacuzzi jets, corner shower cubicle with Mira shower, pedestal wash hand basin, WC and heated towel rail. The bathroom is lovely and bright, with tiled walls, and ideally sized for a family. There is another spacious storage cupboard across the landing, including built-in shelving, and the loft access is found above the landing.

The rear garden has access from the utility room, or through the alley which is shared with the neighbouring property. The patio is terraced, with steps leading up to the top of the garden - a total suntrap in the summer! Enjoy relaxing afternoons on the terraced patio, whilst enjoying views of the fells and soaking up the sun. There is space for outdoor furniture, allowing you to make the most of the outdoor space.

Accommodation (with approximate dimensions)

Entrance Hallway

Living Room 15' 4" x 12' 10" (4.68m x 3.91m)

Kitchen 12' 4" x 9' 8" (3.77m x 2.97m)

Utility Room 5' 9" x 13' 7" (1.77m x 4.16m)

First Floor Landing

Bedroom One 12' 4" x 10' 0" (3.77m x 3.06m)

Bedroom Two 10' 5" x 12' 9" (3.19m x 3.89m)

Bedroom Three 7' 8" x 9' 10" (2.34m x 3.02m)

Bathroom

Property Information

Tenure Freehold.

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

Services The property is connected to mains gas, electricity, water and drainage.

Broadband Ultrafast Broadband available - Fibrus and Openreach networks.

Mobile Services Good service from EE, Vodafone, O2 and Three.

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

Directions From Ambleside, proceed along Rydal Road bearing right into Greenbank Road (just after the Ambleside Health Centre). Continue up this road bearing first right into Castlefield. Proceed up the hill and follow the road around to the left, where number 39 can be found a short way along on the right.

What3Words ///rave.scarecrow.saying

Viewings Strictly by appointment with Hackney & Leigh.

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Bedroom One



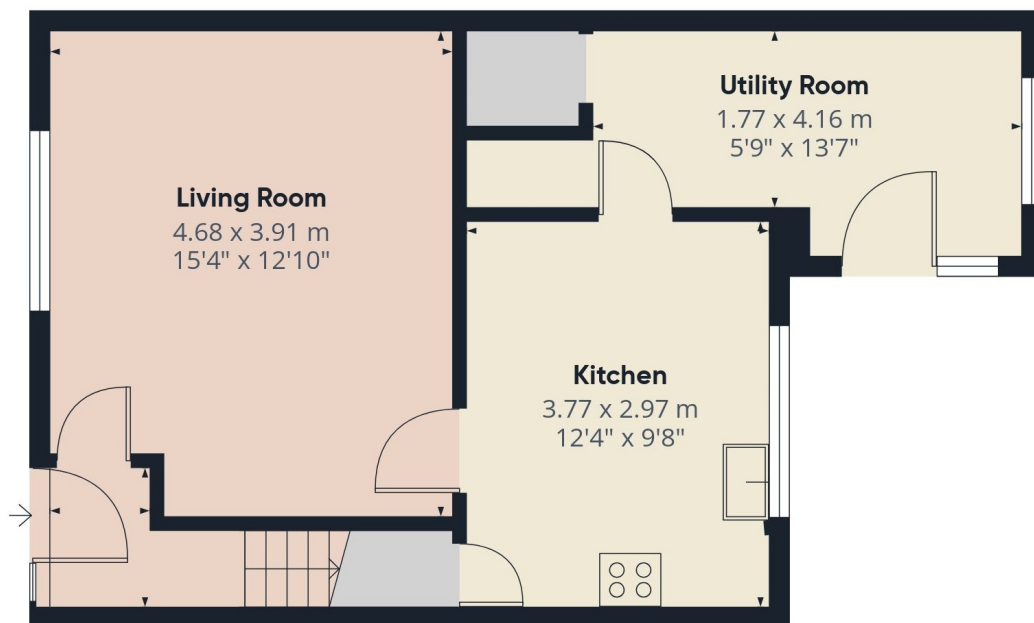
Bedroom Two



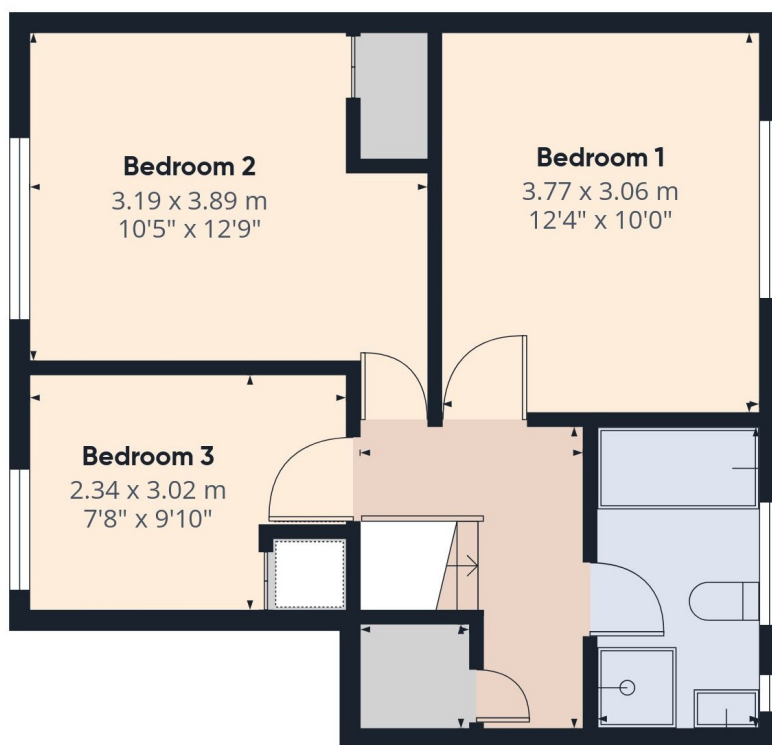
Bedroom Three



Rear Patio and Fell Views



Ground Floor



First Floor

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