



£157,500

13b Limethwaite Road, Windermere, LA23 2BQ

Set in the heart of Windermere, 13B Limethwaite Road offers a one-bedroom ground and first floor flat that perfectly balances comfort and convenience. This charming residence is ideally situated, providing a lifestyle with the added benefit of overlooking the Queen Park Recreation Ground.

Quick Overview

Ground Floor Maisonette Apartment

1 Bathroom

Convenient location

Views of Queens Park Recreation Ground

In need of moderisation

Close to amenities and schools

Small garden area

Suitable for a permanent home, 2nd home and holiday let

On Road Parking

*Ultrafast broadband available up to 1800 Mbps



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Ultrafast
Broadband



On Road
Parking

Property Reference: W6252



Living Room



Living Room



Bathroom



Kitchen

Location: One of the standout features of this property is its prime location. Situated on Limethwaite Road, you are just a short stroll away from Windermere's vibrant village centre, where you'll find an array of shops, cafes, and restaurants. From Ellerthwaite Road opposite the Hackney & Leigh office, follow the road around to the "T" junction, bear right on to Park Road and then left immediately on to Limethwaite Road and the property is a short way up on the left hand side.

Property Overview: Step inside to discover a cosy living area, where natural light floods through the bay windows, ample space for comfortable seating area, 2 storage cupboards and a log burner for the colder nights. The adjacent kitchen is well-appointed, featuring a Gas System 600 cooker, extractor over and electric oven, space for under counter fridge and storage cupboards.

The stairway leading to the first floor houses a storage cupboard with sufficient space for your needs and opposite is the three piece bathroom with bath, WC and hand basin.

Heading upstairs you will find the double sized bedroom with bay windows with views of the lush greenery of Queen Park as well as ample built in cupboards.

Outside you have your own grass garden area and pathway leading to the Recreation Ground as well as the upstairs flat's shed and garage. There is on street parking.

Additionally, the flat benefits from convenient access to public transport links, making it easy to explore the wider Lake District area. Whether you're a first-time buyer, looking for a holiday retreat, or seeking a peaceful downsizing option, 13B Limethwaite Road is a must-see.

Accommodation: (with approximate measurements)
Ground Floor

Living Room 12' 8" x 11' 10" (3.86m x 3.61m)

Bathroom 7' 8" x 4' 8" (2.34m x 1.42m)

Kitchen 7' 7" x 6' 8" (2.31m x 2.03m)

First Floor

Bedroom 1 14' 0" into bay x 13' 4" inc. wardrobes (4.27m x 4.06m)

Property Information:

Services: Mains water, electricity, gas and drainage.
Gas fired central heating to radiators.

Tenure: Long Leasehold. For the remainder of a 999 year lease from 19 May 1992.

Viewings: Strictly by appointment with Hackney & Leigh.

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

What3Words: ///rebirth.fame.tint

Mobile Coverage: EE, Three, O2 and Vodafone -
Indoor Limited & Outdoor Likely

Notes: *Checked on <https://www.openreach.com/>
10th June 2025 - 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 £42.67 (inc. VAT) per individual or £36.19 (incl. 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 £120 (incl. vat).



Kitchen



Bedroom



Rear garden

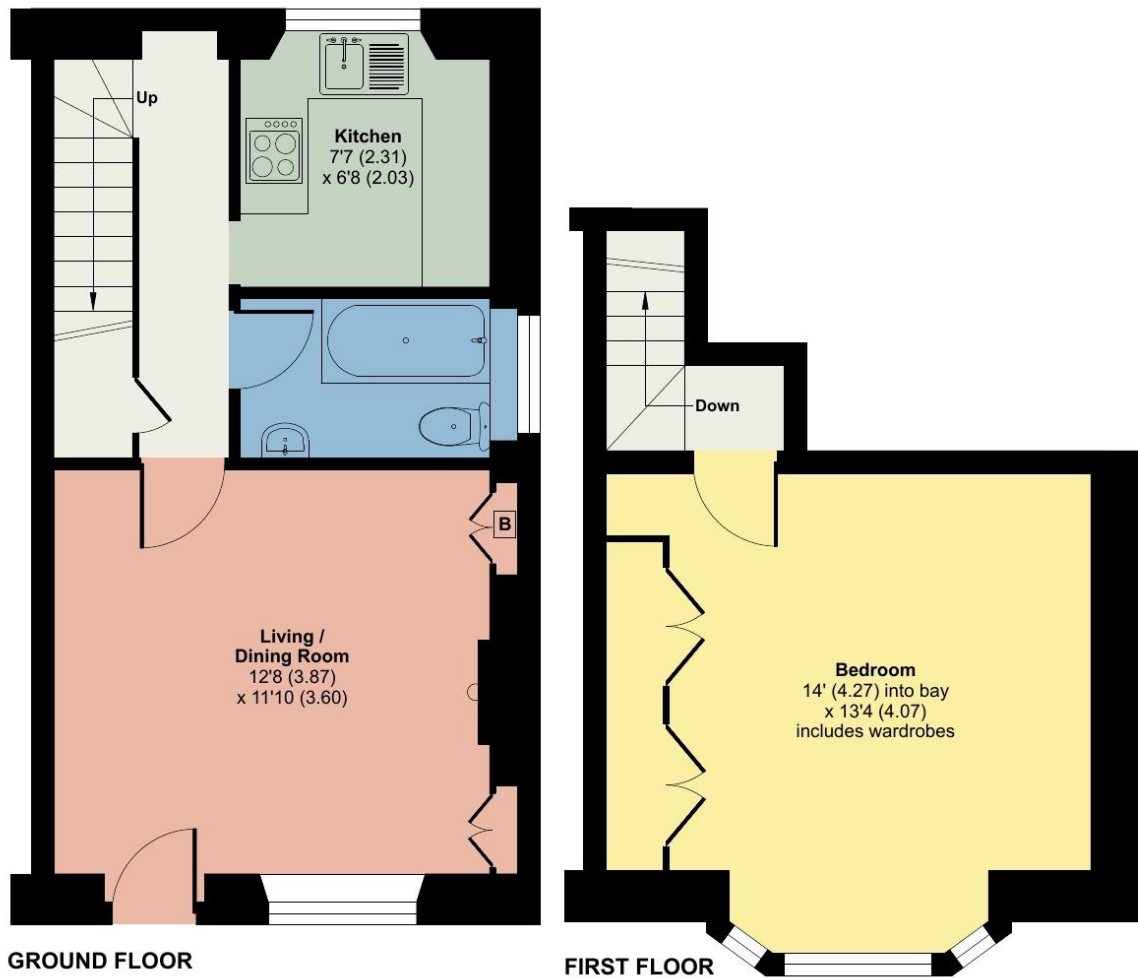


Queens Park Recreational Area

13B Limethwaite Road, Windermere, LA23

Approximate Area = 510 sq ft / 47.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1301780

A thought from the owners... My late wife and I enjoyed many visits to this peaceful location, it will be sadly missed.

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