



23 Fairfield Road

Windermere, LA23 2DR

Guide Price £335,000

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23 Fairfield Road is a three-bedroom semi-detached family home with driveway parking and a garage, occupying a highly convenient position within easy walking distance of Windermere village and its excellent range of amenities. Offering well-proportioned accommodation throughout, the property comprises a kitchen, sitting room, entrance hallway, three bedrooms and a family bathroom. Externally, the property benefits from gardens to both the front and rear, together with a private driveway providing parking for up to three vehicles and a detached garage. Now requiring a program of refurbishment and modernisation, this property presents an exciting opportunity for purchasers seeking a renovation project in a highly desirable Lake District location. With excellent scope to update and enhance, No. 23 offers the potential to create a superb family home, stylish second residence or attractive investment property, subject to the necessary works.

Conveniently situated, No. 23 enjoys easy access to the heart of Windermere village, with its wide selection of shops, cafés, restaurants and everyday amenities, together with local convenience stores, bus services and the railway station. The nearby recreation ground offers a sports club and tennis courts, while a wealth of scenic walks can be enjoyed directly from the doorstep, including the popular route to School Knott and the surrounding Lakeland countryside.



Accommodation

Entrance Hallway

Accessed via the front entrance door, the spacious hallway provides access to the sitting room, kitchen and staircase leading to the first-floor accommodation.



Kitchen

A generously sized kitchen fitted with a range of wall and base units complemented by laminate work surfaces. There is space for a freestanding gas cooker together with under-counter appliances including a washing machine, fridge and freezer. The room features partially tiled walls, a window overlooking the rear garden, a side-facing window overlooking the driveway and an external door providing direct access outside.



Sitting Room

A bright and spacious dual-aspect reception room with windows to both the front and rear elevations, allowing for an abundance of natural light. A coal-effect gas fire set within a stone surround and hearth forms a focal point to the room, with two radiators.

First Floor

Landing

With loft access, hatch and doors leading to all first-floor rooms.

Bedroom One

A good-sized double bedroom positioned at the front of the property, featuring a fitted storage cupboard with hanging rail and a radiator.



Bedroom Two

A dual-aspect bedroom enjoying views of both the front and side elevations. The room includes a useful built-in storage cupboard with hanging rail and a radiator.

Bedroom Three

A single bedroom located at the rear of the property with views over the garden and a radiator.

Family Bathroom

Fitted with a three-piece suite comprising a bath with shower over and glazed shower screen, WC and pedestal wash hand basin. The room also benefits from a radiator and an obscure-glazed window.

Outside

The property enjoys gardens to both the front and rear, predominantly laid lawn complemented by established shrubs and planting. To the rear is a detached garage with an up-and-over door together with a private driveway providing off-road parking for up to three vehicles.

Services

All mains services connected. Gas central heating.

Tenure

Freehold

Council tax band

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What3Words

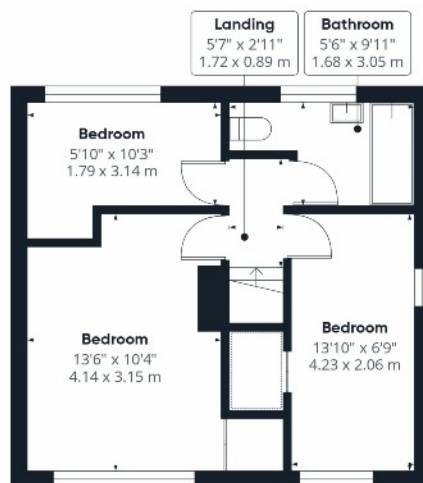
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Broadband

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾
 964 ft²
 89.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	70
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Viewing is strictly by appointment with the sole agents. The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.