



Windermere

£350,000

60 Victoria Road North, Windermere, LA23 2DS

Welcome to 60 Victoria Road North, a 3 bedroom semi-detached house with driveway parking and paved patio gardens to the front and rear. This property is located in a quiet, elevated cul-de-sac of Windermere Village, enjoying fell views yet still a stone's throw from amenities including shops, schools and transport links. This house is in excellent condition with no onward chain.

Quick Overview

3 Bedroom, semi-detached house

1 Bathroom, 2 toilets

UPVC Double glazing and gas central heating

Cul-de-sac location

Close to amenities including school, shops and transport links

Easily managed front and rear gardens.

Immaculate presentation with opportunity to personalise

Superb fell views

Offroad parking to driveway

Ultrafast broadband available



3



1



1



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Ultrafast
broadband
available



Off road parking
to drive

Property Reference: W6381



Living room



Kitchen



Dining room



Bedroom 1

Upon entering, the entrance hall is bright with space for coats and shoes in the built-in storage cupboard.

The living room to the left is well proportioned. A fireplace with a slate hearth, wooden mantelpiece and electric fire is the focal point. A picture window gives an aspect to the front of the property and on dear days fell views.

The kitchen is well appointed with Villeroy and Boch Belfast sink with a mixer tap which sits on beige silestone work tops, with solid wood wall and base units offering ample storage and Siemens integrated appliances, fridge freezer, double oven, ceramic hob with extractor canopy above, dishwasher and washing machine. There is also a built in Miele tumble dryer. The kitchen provides an outlook to the rear garden.

The kitchen opens onto a dining area which also has an aspect to the rear garden and boasts a roof light, enhancing the brightness both here and in the kitchen. Both kitchen and dining area have wood effect flooring and a single door offers access via steps to the rear garden.

A WC is accessed from the kitchen, providing a WC and sink with mirror.

At first floor level the landing offers an airing cupboard housing the Ideal Logic Combi Boiler and useful storage.

Bedroom 1 has a front aspect with great views to the fells including the Langdales on dearer days. This room is a generous double.

Bedroom 2 has a rear aspect, with a great view of School Knott to the left. This is a double again with space for a wardrobe/ drawers.

Bedroom 3 is a single, with a built-in over stairs cupboard, and a front aspect.

The bathroom has wood effect flooring, a sizable shower, WC and sink with mirror over.

Outside, the property is neatly presented and maintained. To the rear paved and enclosed with beds to 2 sides. There is ample space for outdoor dining furnishings and seating to be enjoyed in warmer weather. A useful garden shed is also to the rear for additional storage. Access can be gained around the side of the property to the front garden which is paved with beds on 2 sides and offers a parking space for 1-2 cars.

Don't miss out on the opportunity to make this property into your ideal permanent residence or second home, with the opportunity to personalise and re-design this already well presented property. Book a viewing today.

Entrance Hallway

Living room: 14' 10" x 14' 9" (4.52m x 4.5m)

Kitchen: 17' 9" x 8' 6" (5.41m x 2.59m)

Dining room: 8' 3" x 8' 1" (2.51m x 2.46m)

WC

Stairs to first floor

First floor landing

Bedroom 1: 12' 8" x 9' 8" (3.86m x 2.95m)

Bedroom 2: 10' 10" x 9' 8" (3.3m x 2.95m)

Bedroom 3: 9' 2" x 7' 11" (2.79m x 2.41m)

Bathroom:

Property information:

Council tax: Westmorland and Furness band D

Tenure: Freehold

Services: Mains water, drainage and electrics and gas central heating

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

Viewings: Strictly by appointment with Hackney & Leigh

What 3 Words and Directions: ///dine.incensed.poetic

From the Hackney & Leigh office, bear left into Ellerthwaite road, go straight over into Park Avenue, carry on straight and bear left into Whinfield Road, right into Park Road and then left into Limethwaite Road, carry on down and turn right into Fairfield Road and head up to the junction with Victoria Road North and take a left. The property is to be found on the right.

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).



Bedroom 2



Bedroom 3



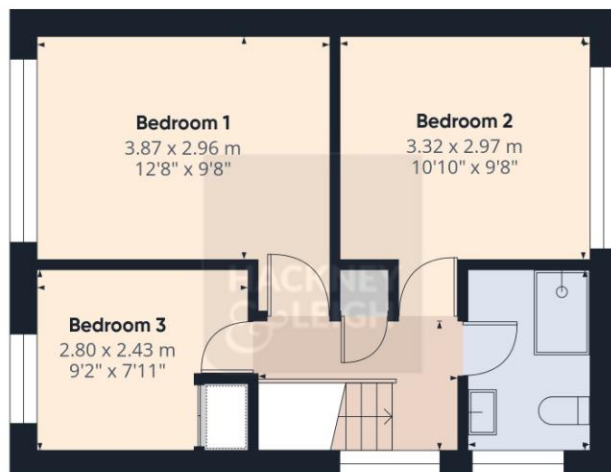
Bathroom



View from bedroom 1



Ground Floor



First Floor



Approximate total area⁽¹⁾
82.2 m²
884 ft²

(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.

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