



52 Fairfield Road, Windermere  
£285,000



## 52 Fairfield Road

Windermere

Located in the sought after Lake District town of Windermere, this semi detached house offers an exciting project for buyers looking to create a home tailored to their own style. Set within one of Cumbria's most popular locations, the property enjoys excellent access to local shops, schools, transport links, and the world famous lakes and fells that surround the town.

Inside the house provides generous accommodation with a sitting room and dining room, both filled with natural light from the dual aspect windows. The kitchen offers space for dining and access to the rear garden and there is a ground floor shower room with three bedrooms upstairs. The accommodation would benefit from updating but provides a solid foundation for a contemporary family hub with the layout offering plenty of potential for reconfiguration or modernisation.

Externally, the property features a two private driveways, a garage, and lawned garden to the front and to the rear is an enclosed garden which includes an elevated lawn, a paved patio, raised beds and a timber shed offering further scope for landscaping.

Offering generous proportions and excellent potential in a highly desirable location, this Windermere home represents a superb renovation project for those seeking to create a bespoke property in the heart of the Lake District.

Council Tax Band currently D. EPC Rating D.

- Semi detached house in popular location close to the village
- NO ONGOING CHAIN
- Spacious sitting room with access to dining room
- Kitchen with access to the rear garden
- Ground floor shower room
- Lawned garden to front and planted garden to the rear
- Gas central heating and double glazing to the most part
- Two driveways providing off road parking and garage
- Scope for modernisation and personalisation
- Walking distance to local park

#### **IDENTIFICATION CHECKS**

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

**EPC RATING D.**

**COUNCIL TAX BAND** currently band D.

#### **SERVICES**

Mains electric, mains gas, mains water, mains drainage.

**TENURE:FREEHOLD**

#### **DIRECTIONS**

From our Windermere office turn left on to Oak Street, turn left and then bear right on to Droomer Drive, turn right on to Limethwaite Road then turn left on to Fairfield Road to find number 52 located on the right towards the top of the road.

**WHAT3WORDS:**animates.published.fragments





## HALLWAY

5' 11" x 5' 7" (1.81m x 1.70m)

## SITTING ROOM

19' 8" x 11' 3" (5.99m x 3.42m)

## DINING ROOM

11' 0" x 7' 3" (3.36m x 2.20m)

## KITCHEN

13' 8" x 8' 0" (4.16m x 2.44m)

## SHOWER ROOM

8' 6" x 5' 1" (2.58m x 1.55m)

## LANDING

8' 2" x 2' 9" (2.49m x 0.83m)

## BEDROOM

11' 3" x 9' 10" (3.43m x 3.00m)

## BEDROOM

11' 5" x 9' 3" (3.47m x 2.82m)

## BEDROOM

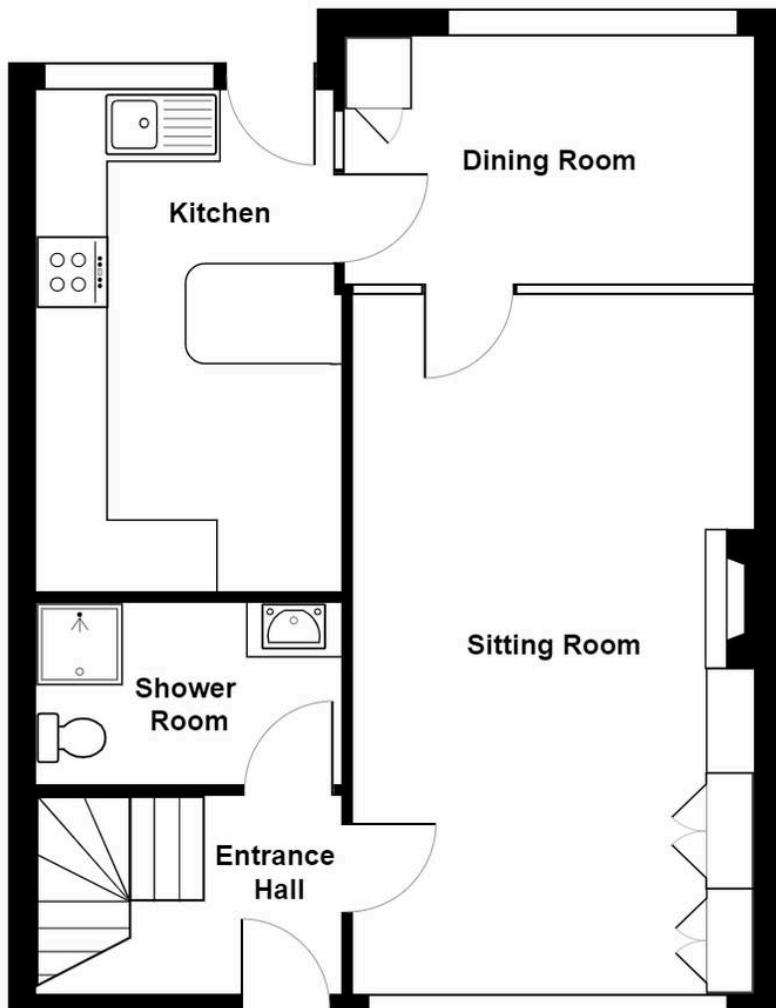
13' 0" x 8' 6" (3.97m x 2.58m)





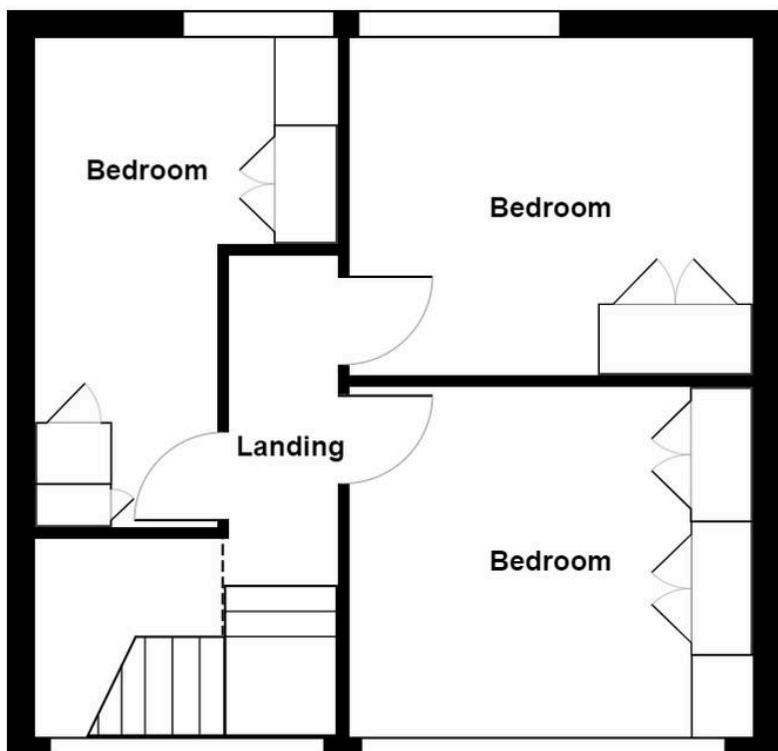
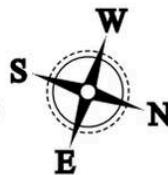






**Ground Floor**

52 Fairfield Road, Windermere  
 Total Area: 85.7 m<sup>2</sup> ... 922 ft<sup>2</sup>  
 For illustrative purposes only - not to scale.  
 The position and size of features are approximate only.  
 © North West Inspector.



**First Floor**

**THW Estate Agents**

25b Crescent Road, Windermere - LA23 1BJ

015394 47825 • [windermerethwestateagents.co.uk](mailto:windermerethwestateagents.co.uk) • [www.thwestateagents.co.uk](http://www.thwestateagents.co.uk)

Please note that descriptions, photographs and plans are for guidance only. Services and appliances have not been tested, measurements are approximate and alterations may not have necessary consents. Contact us for property availability and important details before travelling or viewing properties. THW Estate Agents Ltd is a separate legal entity to the solicitor firm of THW Legal Ltd which has different ownership and clients of THW Estate Agents Ltd do not have the same protection as those of THW Legal Ltd.