



38 Meadow Road

Windermere, Cumbria LA23 2EX

Guide Price £300,000

38 Meadow Road

Windermere

38 Meadow Road is a modern mid terrace property in a short row of five built in the 1960's occupying an elevated position above Meadow Road with garage and parking opposite. There are rockery gardens to front and back. The property has UPVC double glazing and PVC front and back doors, modern kitchen, gas central heating and a modern bath room. Meadow Road offers well-proportioned rooms with the advantage of an open plan sitting room with space for dining making this a sociable and light living area. Besides the through living area there is an entrance hall and kitchen to the ground floor and three bedrooms and a shower room to the first floor. Given the elevated setting there are some leafy views to the north over and above the garages opposite and to the open space between Meadow Road and Windermere Park to the east.

The quiet residential area of Meadow Road is tucked away and off the main thoroughfare mid way between Lake District hot spots of Windermere and Bowness on Windermere. It therefore remains convenient for all local facilities such as schools, doctors, dentists, opticians, hairdressers and vets as well as the multitude of shops, cafes, restaurants and pubs that these two large villages host. Windermere has the advantage of a railway station with good connections to Oxenholme on the main West Coast line and is a central base for exploring the wider Lake District.

The house would make a lovely family home, second home or holiday let investment. The property is currently run as a holiday let with Cumbrian Cottages and can be purchased as a going concern if desired. Contents by separate negotiation.



Accommodation

An open porch shelters the front door and opens to Staircase with white painted balustrade rises with an understairs cupboard housing the electric meter. leading to all rooms there are four panel white doors.



Sitting Room

A lovely feature is the bow window with deep sill, perfect for display and affording a northerly view over the garages opposite to the trees beyond. An Adam style fireplace, with an electric fire, has marble slips, wooden mantle and marble hearth. Space for a dining table with a view to the rear terraced garden.



Kitchen

Oak effect fronted base and wall units with finish chrome handles, laminate worktops and splash back tiling. Freestanding electric cooker with stainless steel extractor fan and light over, free standing fridge, integral slimline dishwasher and washing machine and washer sink unit with mixer tap, PVC boarded ceiling with spot lights, tiled floor and a view to the rear terraced garden.

First Floor Landing

White four panel doors lead to the three bedrooms and bathroom and there is a loft hatch

Bedroom One

Located to the front of the house with a view over the garages to the trees beyond. TV point. Laminate flooring.

Bedroom Two

Located to the rear of the house with a view over the rear garden, with radiator and carpet fitted.



Bedroom Three

Single room located to the front of the house with a view over the garages to the trees beyond. Built in cupboard providing extra storage space. Carpet fitted.



Bathroom

Three piece suite comprising of a bath with shower over and a glass screen, pedestal wash basin and a WC. Heated towel rail, cabinet, obscure glass for privacy, shaver point and chrome fittings. For ease of upkeep, fully tiled walls, and cushion flooring.

Outside

Shared external steps (12 in total) leads up to the terrace of five houses with the adjoining houses having a pedestrian right of way along the block paved area both along the front and rear elevations. The front garden is sloping and is planted with shrubs and spring bulbs. To the rear, metal steps lead up to the terraced garden, planted with an assortment of flowing shrubs ensuring a variety of colour throughout the seasons. The single garage sits opposite and is mid terrace in a row of ten with a parking space in front. There is an up and over door.

Services

Mains electric, gas, water and drainage. Gas central heating.

Tenure

Freehold.

Business Rates

Current rateable value £2,850. The property currently benefits from small business rate relief and pays nothing.

Internet Speed

Superfast speed of 80 Mbps download and for uploading 20 Mbps as per Ofcom website.

Directions

Traveling from Windermere along Lake Road (A5074) in the direction of Bowness on Windermere, turn left immediately before the Police Station onto Craig Walk. Turn first left onto Meadow Road. Follow the road and No 38 is to be found on the right. It is the second to last property of a short terrace of five similar houses in an elevated setting approached by a shared external set of 12 steps. The garage and parking are opposite.



Floor D



Floor 1



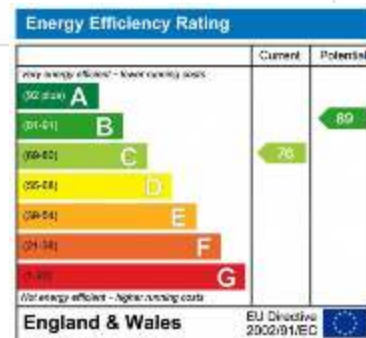
Approximate total area*
 777.9 sq ft
 72.27 m²

(*) including balconies and terraces

Our floor plans always have been made to a high standard of accuracy and are up to date. However, they are for illustrative purposes only.

Our bedrooms are based on RICS 1941 90 standards.

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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.