



11 Kirkfield

Ambleside LA22 9HA

Price £255,000

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A welcome opportunity to acquire a good three bedroom mid terrace property which would be ideal as a family home or a for a first time buyer. Offering well proportioned accommodation with the advantage of new roof, gas fired central heating with a recent boiler installation and also benefiting from recently improved double glazed windows. Although the property may benefit from some modernisation, it is a comfortable home with a manageable small garden at the front and larger one to the rear. Attractive local fell views and with the ability to park directly to the rear.

Please note

The property has a 'Local Occupancy Condition'. Any purchaser must have lived or worked in the County of Cumbria for the last three years.

Enviably situated on the edge of the popular and well established residential estate known as Kirkfield. This is just off Kirkstone Road on the edge of Ambleside. Having the benefit of residents parking. Conveniently positioned nestled close to all the village amenities **including** a variety of shops, restaurants, schools, doctors and a library.



Accommodation

Entrance Porch

Recessed porch with useful storage cupboard housing the electric consumer unit, electricity meter and gas meter.

Hallway

UPVC front door leading into a bright and welcoming hallway, with useful and spacious storage cupboards incorporating shelving.

To the right is a downstairs cloakroom fitted with a WC and wash hand basin, with part tiled walls.



Kitchen/Diner

A generously proportioned room fitted with a selection of wall and base units, incorporating a stainless steel sink and mixer tap. Four ring induction hob and electric hob, together with plumbing for a washing machine. Enjoying views towards Wansfell Pike.



Living Room

A spacious, light and airy room featuring a large picture window over the garden and rear door providing direct access to the garden.

First Floor

Landing

Spacious double cupboard with fitted shelving, together with additional cupboards providing useful storage and housing the gas boiler. Loft access is provided via a ceiling hatch.

Master Bedroom

A bright and airy bedroom enjoying attractive views towards Wansfell Pike.



Bedroom 2

A spacious double bedroom situated to the rear of the property, with pleasant views overlooking the rear garden.

Bedroom 3

A generously proportioned bedroom with views over the garden.

Bathroom

Three piece white suite comprising panelled bath with Triton electric shower over, wash hand basin and WC.



Outside

To the front is a small, easily maintained garden and to the rear is a garden gated access, offering a selection of shrubs and bushes and a beech hedge forming the boundary. A further gate provides access to the residential parking area.

What3Words///satellite.kilt.accent

Tenure

Freehold. Vacant possession on completion.

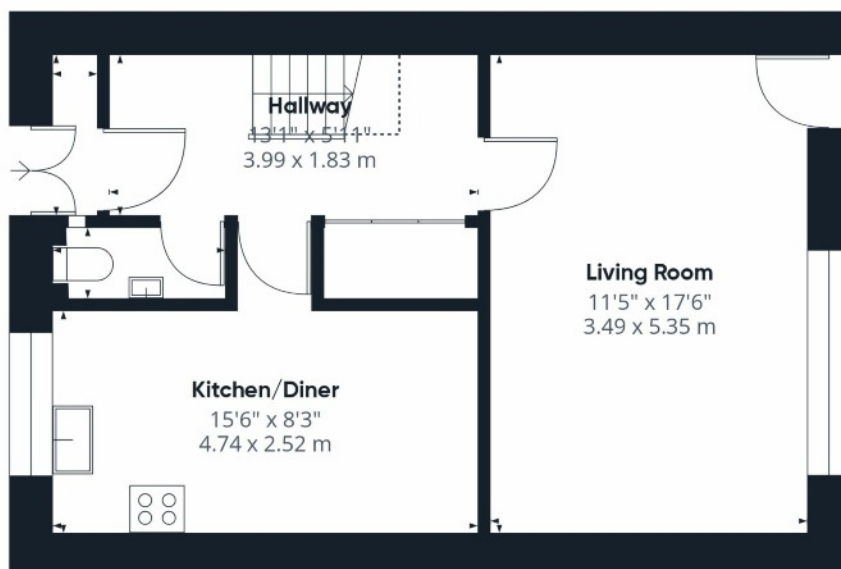
Services

Mains gas, central heating and electricity and water.

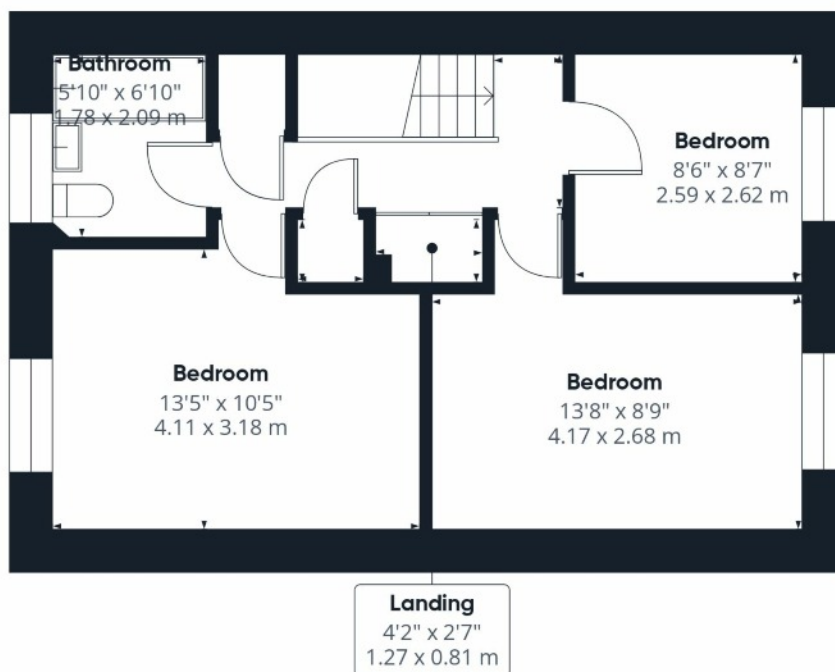
Council Tax Band C

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



Floor 1

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 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.