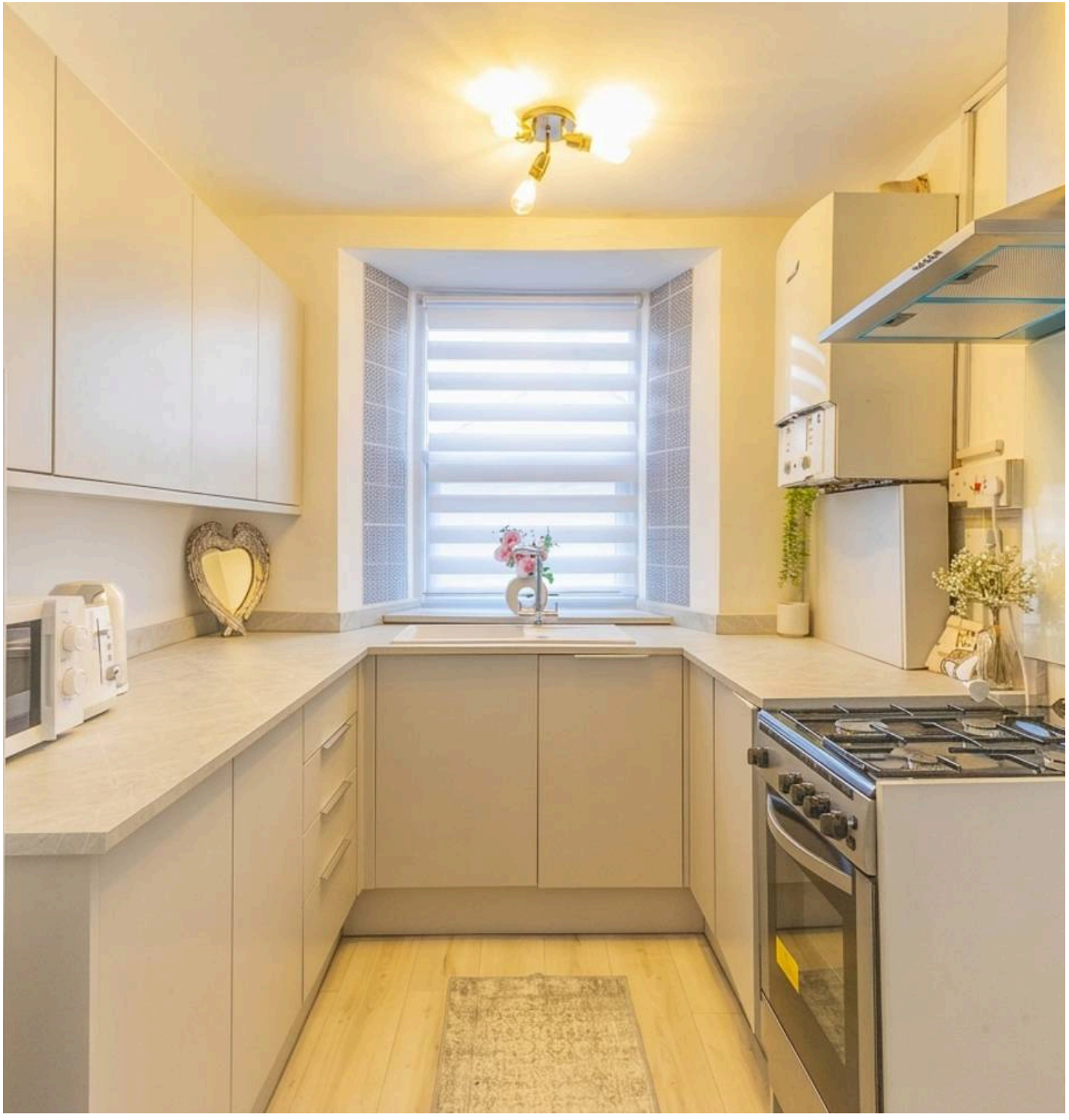


64 Craig Walk, Windermere

£275,000

Your Local Estate Agents ThomsonHaytonWinkley



64 Craig Walk

Windermere

Conveniently positioned between Bowness and Windermere, 64 Craig Walk offers versatile two level accommodation in a highly accessible location. Arranged with a main flat above and additional accommodation on the lower level, the property offers a range of possibilities to suit different needs, whether providing space for visiting family and friends, accommodating extended family or exploring the potential for supplementary income, subject to any necessary permissions and requirements.

The upper level is accessed via a communal entrance and opens into a bright living room, where a bay window draws in natural light and a fireplace provides an attractive focal point. The double bedroom is accompanied by a shower room, while the modern fitted kitchen was installed approximately six months ago. A staircase from the kitchen leads down to the lower level, connecting the two areas internally.

The lower level is currently used as Airbnb accommodation and comprises a double bedroom, shower room and a small kitchen. With its own separate external entrance, as well as internal access from the upper level, it offers flexibility for those looking to accommodate guests or explore the potential for continued holiday letting, subject to any necessary permissions and requirements.

Outside, a small rear seating area with astro-turf provides a handy spot to sit out and enjoy some fresh air, while two private parking spaces are a particularly valuable feature in this popular part of the South Lakes. With Bowness and Windermere both within easy reach, the property is well placed for enjoying local shops, cafés, restaurants and the wider attractions of Windermere and the surrounding Lake District.

- Versatile two level property offering flexible accommodation
- Bright living room with bay window and fireplace
- Modern newly fitted kitchen
- Double bedroom with adjoining shower room on the upper level
- Separate lower level bedroom, kitchen and shower room
- Lower level accommodation currently used as an Airbnb
- Separate external entrance to the lower level accommodation with internal staircase also connecting both levels
- Rear outdoor seating area
- Two private parking spaces
- Conveniently positioned between Bowness and Windermere

WHAT3WORDS:///passenger.storming.letter
Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E









GROUND FLOOR

LIVING ROOM
15′ 11″ x 10′ 10″ (4.84m x 3.29m)

KITCHEN
10′ 1″ x 7′ 5″ (3.07m x 2.26m)

BEDROOM
10′ 8″ x 10′ 1″ (3.25m x 3.07m)

EN SUITE
7′ 9″ x 2′ 6″ (2.37m x 0.75m)

LOWER GROUND FLOOR

KITCHEN
7′ 3″ x 4′ 7″ (2.21m x 1.39m)

BEDROOM
11′ 3″ x 11′ 2″ (3.43m x 3.40m)

SHOWER ROOM
6′ 9″ x 4′ 6″ (2.07m x 1.36m)

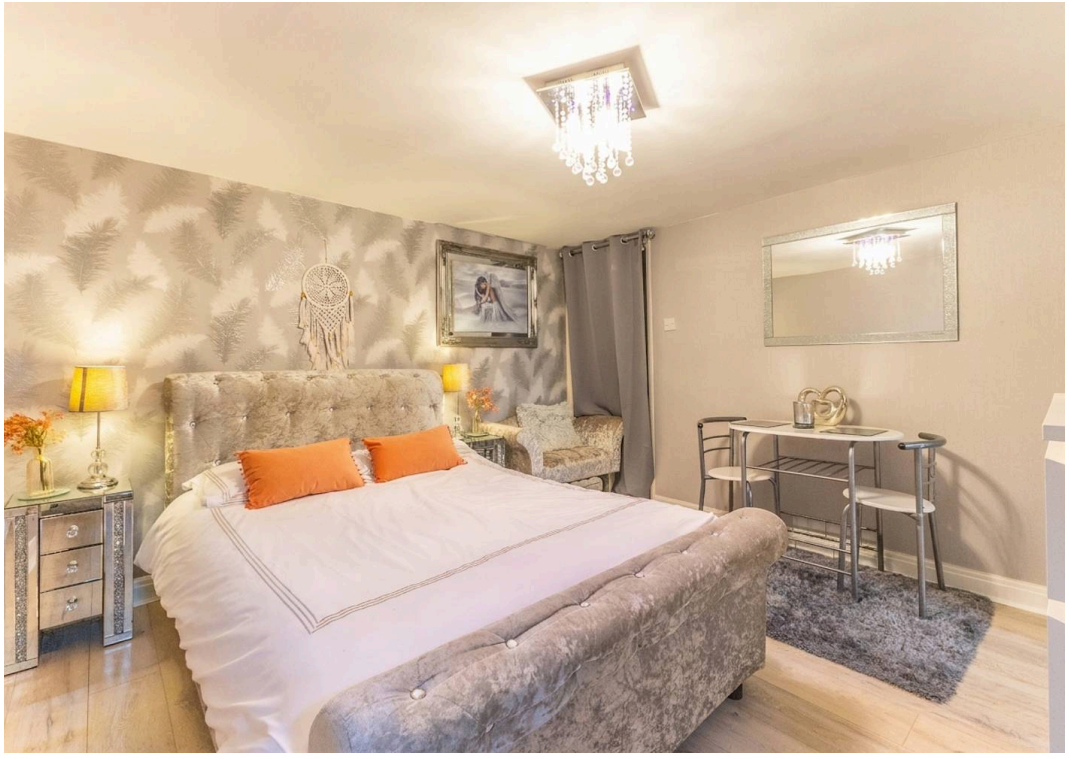
SERVICES
Mains electric, mains gas, mains water, mains drainage

EPC RATING E

COUNCIL TAX BAND currently Band A

TENURE: LEASEHOLD

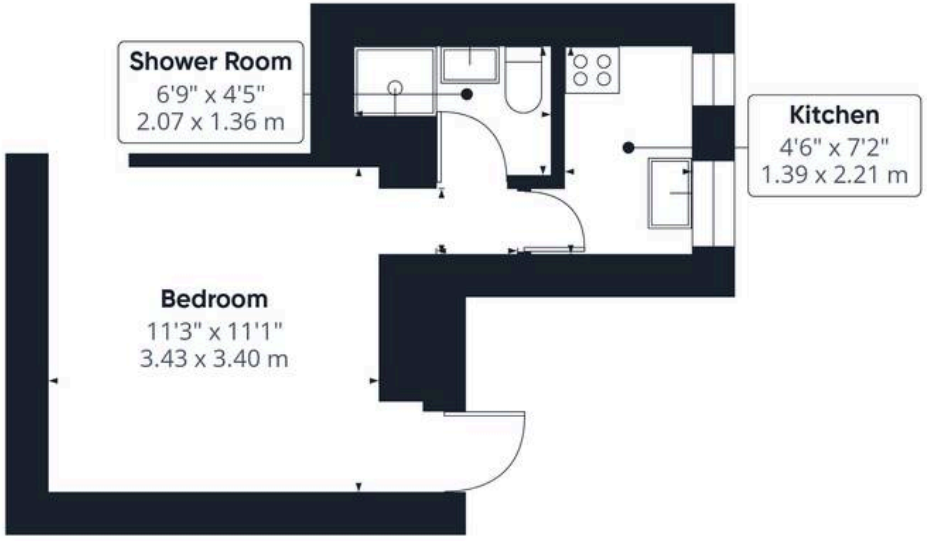
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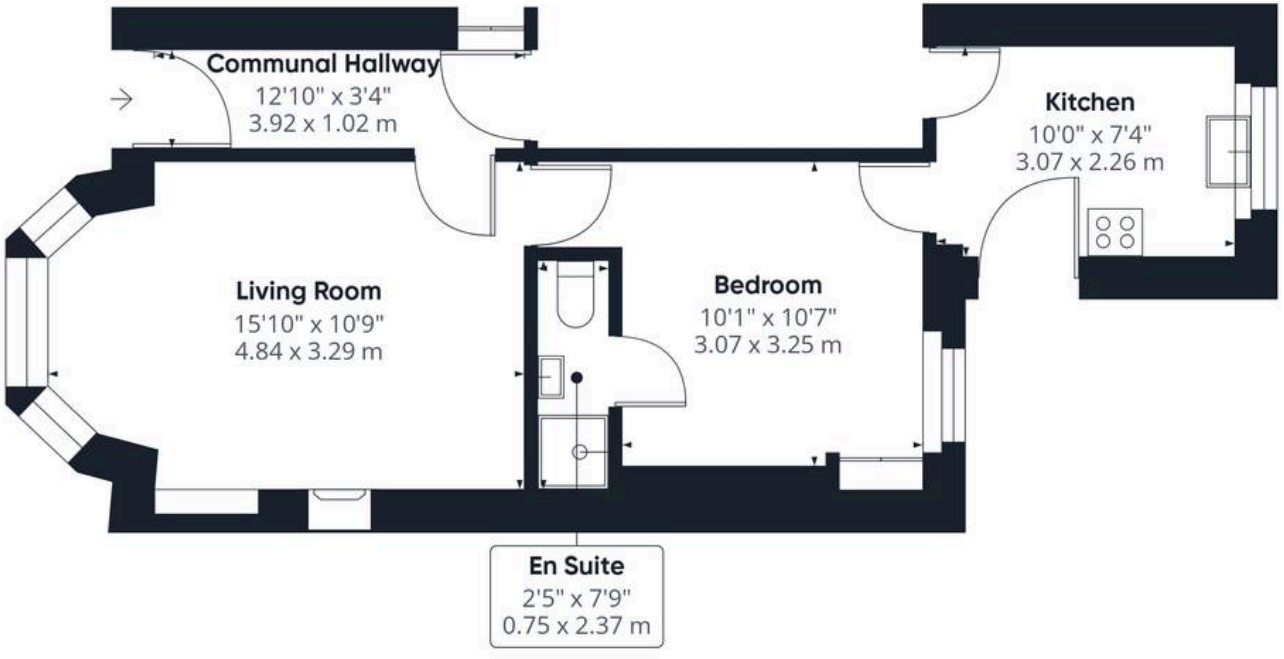



beko





Ground Floor





Floor 1

Your Local Estate Agents ThomsonHaytonWinkley

Approximate total area(1)

636 ft²

59.1 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



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