



Windermere

£220,000

38 Victoria Road North
Windermere
Cumbria
LA23 2DS

A slightly larger 3 bed roomed semi-detached property, located in a quiet cul-de-sac area, with lovely outlook over neighbouring properties to the fells at the front and open fields to the rear.

Situated in a popular residential location this property is ideal as a family home with local park, shops and schools close by and within walking distance of the village.

Property Ref: W5424

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Living Room



Living Room

Description: A modern 3 bedrooomed semi detached family house, set in a quiet cul-de-sac in a popular location, this property is ideal as a family home with local park, shops and schools close by and within walking distance of the village. The property also benefits from views from the front bedrooms over the Lakeland fells and a south facing garden which attracts the sun.

Location: Victoria Road North occupies a convenient location within the "Heathwaite" area of Windermere set at the foot of School Knott providing some pleasant walks nearby. From Windermere, proceed out of the village towards Bowness turning left into Ellerthwaite Road, just before the Ellerthwaite Lodge Hotel at the T junction bear right and then turn left onto

Limethwaite Road. Continue along and turn right onto Fairfield Road. Continue to Victoria Road North and at the top of the road go straight on and bear right and number 38 can be found on the left hand side.

Accommodation (with approximate measurements)

Entrance Porch

Double glazed with door leading to inner hall.

Hall

Radiator.

Living Room

14' 9" x 14' 11 max" (4.5m x 4.55m) Built in cupboards. Views to the fells. Under stairs storage cupboard with shelving and coat hooks.

Door lead to:-

Kitchen/Dining Area

18' 0" x 15' 1 max" (5.49m x 4.6m) The kitchen has been extended to create a kitchen diner with wall and base units, stainless steel sink unit and wood effect worktops. Built in fridge and freezer and built in Belling gas oven (please note that the door to the grill is smashed on the oven) and gas hob with extractor over. Plumbing for washing machine. Wood effect flooring and part tiled walls.



Kitchen

Patio doors from the kitchen lead to the rear garden and also another door leads to the side of the house, also via the kitchen area.

Stairs lead to first floor:

Landing with loft hatch to part boarded loft space. Airing cupboard, housing the Vaillant boiler.

Bedroom 1

12' 8" x 9' 8" (3.86m x 2.95m) Views to the fells, radiator.

Bedroom 2

11' 1" x 9' 8" (3.38m x 2.95m) Built in cupboards. Views overlooking open fields to the rear of the property. Radiator.

Bedroom 3

9' 1" x 8' 0 max" (2.77m x 2.44m) Large built in cupboard and views to the fells. Radiator.

Bathroom

WC, washbasin and walk in Mira shower. Built in cabinet, heated towel rail and tiled walls.

Outside: To the front of the property is a small patio and garden area. To the rear of the property is a further patio area and lawned area and useful timber shed with power.

The property also has a garage in a block of garages, just a short walk from the property and on road parking to the front.



Bedroom 2

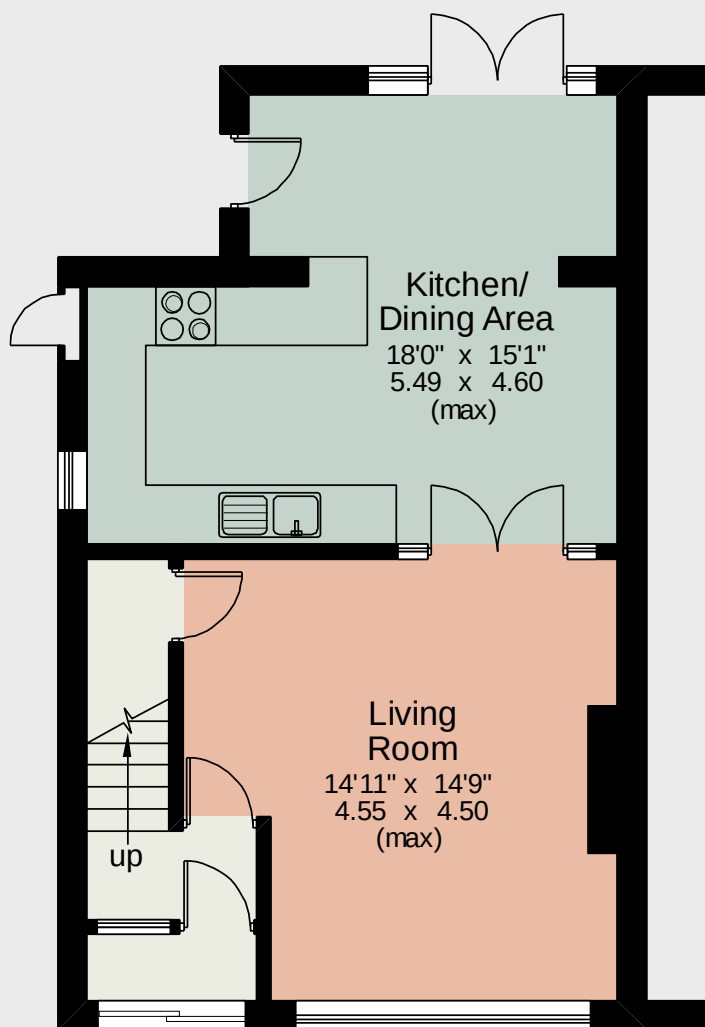
Services: Mains gas, water and electricity. Gas fired central heating.

Council Tax Band: South Lakeland District Council Band D.

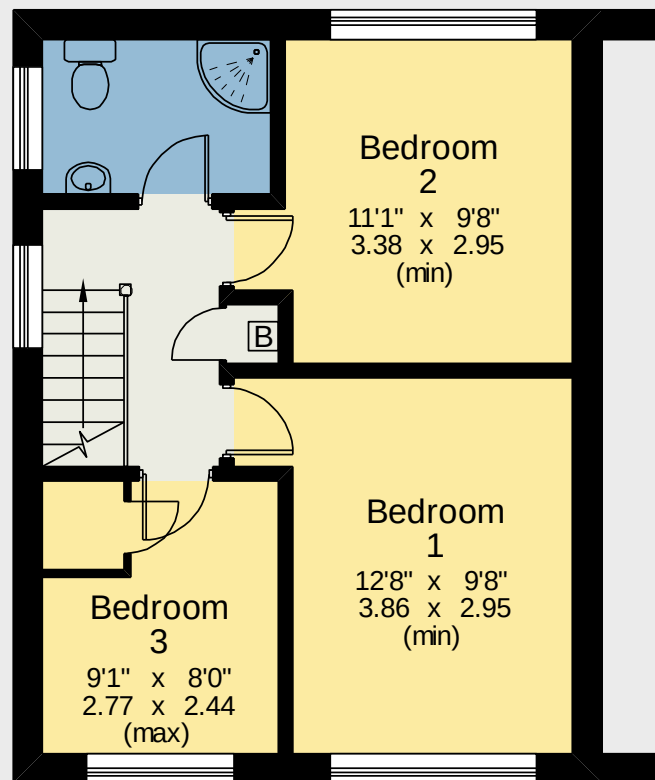
Tenure: Freehold. Vacant procession on completion.

Viewing: Strictly by appointment with Hackney & Leigh Windermere Sales Office.

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



Ground Floor



First Floor

Approx Gross FloorArea = 954 Sq. Feet
= 88.43 Sq. Metres

For illustrative purposes only. Not to scale.

A thought from the owners...This is a fantastic open light and airy house in a very friendly neighbourhood with wonderful country views and great walks right on the doorstep.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract.