



Orrest Drive

£225,000

37 Orrest Drive, Windermere, LA23 2LD

37 Orrest Drive is a 3 bedroom, semi-detached house situated on the quiet street of Orrest Drive, a stones throw from Windermere's centre and transport links, shops and amenities. This house offers a new owner the opportunity to personalise, and could be turned into a wonderful home for a local family. The surrounding gardens make this property all the more desirable, with private outside space to enjoy.

Quick Overview

- 3 bedroom, semi-detached house
- Close to transport links
- In need of modernisation
- Close to shops and schools
- Usable outdoor space to front and rear
- On street parking
- Ideal permanent residence for a local family
- Local occupancy conditions apply
- UVPC double glazing and gas central heating
- Ultrafast broadband available



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Ultrafast
broadband



On street parking

Property Reference: W6380



Living Room



Kitchen



Kitchen



Bedroom 1

Upon entering, the entrance hallway, in need of modernisation, leads to the living room to the left. With a dual aspect and slight fell view to the front and garden aspect to the rear, the space is naturally bright and an ample size to accommodate furnishings.

From the hallway, you reach the kitchen which is sizeable with wood effect flooring and ample wall and base units to the left and a stainless steel sink with a window above offering a side aspect. A Zanussi electric 4 ring hob and diplomat oven below and a cupboard to the left for storage are convenient, and with some modernisation, this kitchen has the potential to become a fabulous space.

The adjoining utility offers more base units, understairs storage, shelving and an Indesit washing machine. The Worcester boiler is housed in the cupboard and offers storage below. The door allows access to the rear garden.

Upstairs, bedroom 1 is a double, with a front aspect, and space for furnishings. In need of re-decoration, this bedroom also has a shower with tiled walls and UPVC double glazing to windows.

Bedroom 2 is also a double and has built-in over the stairs storage and a side aspect over rooftops. Bedroom 3 is a single with rear aspect and both have UPVC double glazing. The loft space is accessed from the landing.

The bathroom has a sink and black half tiling to walls. The bath is also fitted as well as a small storage cabinet. The WC is accessed off the landing and again has half tiling to walls. Both could benefit from modernisation.

Outside, the property benefits from outdoor space on both the front and rear as well as a side garden. At the rear is a useful garden shed and small paved area with space for chairs and mature shrubbery surrounding. A path around the side of the house also links the sloped side garden and front garden which is well maintained and contains mature shrubs and allows space to sit out and enjoy.

This property has the potential to become a fabulous family home for locals, with schools close by and shops a stones throw away, this convenient home offers endless opportunity. Don't miss the chance to turn this property into your home, book a viewing today.

Entrance

Living Room: 4.98 x 3.19m (16'3" x 10'5")

Kitchen: 3.04 x 4.47m (9'11" x 14'8")

Utility: 1.82 x 2.55m (5'11" x 8'4")

Stairs to first floor

Bedroom 1: 2.97 x 4.15m (9'8" x 13'7")

Bedroom 2: 3.52 x 2.57m (11'6" x 8'5")

Bedroom 3: 1.97 x 3.26m (6'5" x 10'8")

Bathroom: 1.44 x 2.77 (4'8" x 9'1")

WC

Outdoor space

Property information:

Local occupancy restriction: Being an ex local authority house the property has an occupancy restriction where it must be the occupants main residence and that they have lived or worked 3 years prior to purchase in Cumbria.

Services: Mains water, sewage and electricity, gas central heating.

Tenure: Freehold.

Council tax: Westmorland and Furness band: C

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

Viewings: Strictly by appointment with Hackney and Leigh

What 3 Words and Directions: ///locked.willpower.correct
By car from Crescent Road, on the one-way system, bear left onto Oak Street, then third left onto Droomer Drive. Turn first left onto Orrest Drive and No 37 can be found on your left-hand side as the road splits.

Anti-money Laundering regulations: Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat).



Bedroom 2



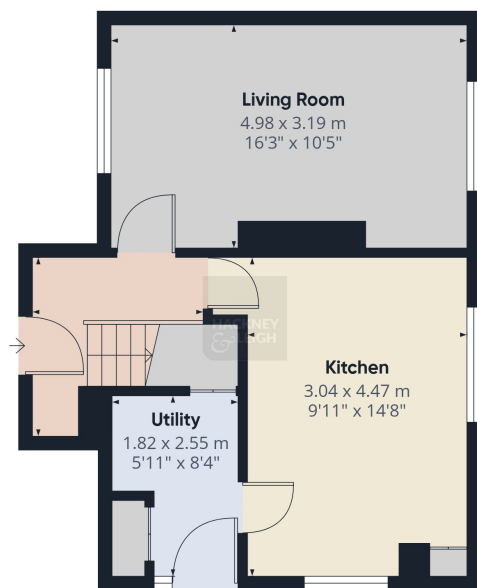
Bedroom 3



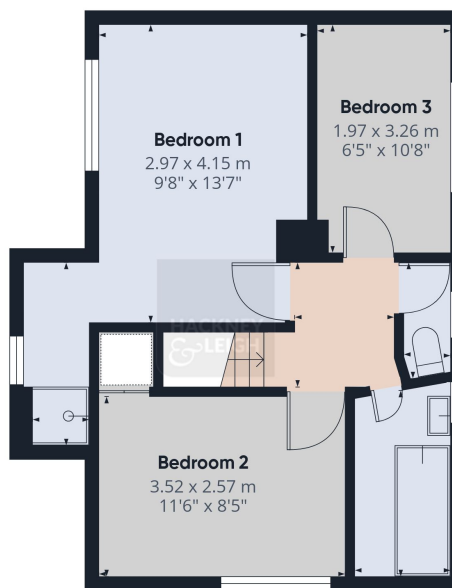
Bathroom



Garden



Ground Floor



First Floor



Approximate total area^m
77.9 m²
838 ft²

(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.

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