



Windermere

£365,000

22 Alexandra Road, Windermere, LA23 2DA

Welcome to 22 Alexandra Road, a modern home arranged over 3 floors located on the fringes of Windermere, with 4 bedrooms, a garage and outside space to the rear. This property offers potential as a permanent residence, second home or can be used as a holiday let. In good condition and close to all amenities, this home offers scope to be tailored to any needs.

Quick Overview

- Semi-detached house
- 4 bedrooms, 2 Bathrooms
- Close to local amenities and transport links
- Going concern holiday let
- Ideal permanent residence or second home
- Outdoor space to rear
- In good order
- UPVC double glazing
- Garage
- Ultrafast broadband



4



2



1



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Ultrafast
available



Garage
And parking

Property Reference: W6392



Kitchen/ dining room



Kitchen/dining room



Living room



Bedroom 1

Upon entering, the entrance hall offers space for coats and shoes to the left. The hallway leads to the kitchen/ dining room and living room.

Straight ahead is the kitchen, presented well, with a wood effect floor, range of white wall and base units throughout, and underlighters which add a contemporary feel. Integrated Lamona oven and 4 ring electric hob with concealed extractor fan over. Space for fridge freezer and dining table, plumbing for washer and splashbacks and access to rear garden through back door. Windows offer aspect to rear yard, and a concealed Vaillant boiler. The living room has a front aspect with space for a sofa and other furniture. The hallway offers an under stairs cupboard for additional storage.

The first floor has bedrooms 1 and 2, and a bathroom. Bedroom 1 is a double, with front aspect and space for furnishings and is naturally bright. Bedroom 2 is also a double, again with space for storage and with a rear aspect.

The bathroom on this level is spacious, with a large shower, wood effect flooring, blue painted wood panelling to walls. A WC and heated towel rail, sink with cabinet below and vanity mirror above are installed.

Stairs lead to the second floor where you will find bedrooms 3 and 4. Bedroom 3 has a Velux and a window with a front aspect, space for storage, currently with a desk and is a double. Bedroom 4 also has a Velux and is currently a child's bedroom, but a double room.

The bathroom on this level has a Velux, heated towel rail, WC and sink with cabinet below. Wood effect flooring and a shower also.

The outdoor space for this property consists a path to the side of the property leading to the fenced rear yard, which is gravelled and offers ample space for outdoor furnishings for outdoor dining. An allotted garage is also useful for storage and space for one car.

This property is a hidden gem, tucked away yet a stones throw from shops, transport links and the towns of both Bowness and Windermere. With pubs and restaurants close by, this property could be used as a holiday let, or created into a beautiful permanent home. Don't miss the opportunity to make this property your own. Book a viewing today.

Hallway

Kitchen/dining room: 3.06 x 5.06m (10'10" x 16'7")

Living room: 3.14 x 3.14m (10'3" x 10'3")

Stairs to first floor:

Bedroom 1: 3.13 x 3.13m (10'3" x 10'3")

Bedroom 2: 3.13 x 2.51m (10'3" x 8'2")

Bathroom:

Stairs to second floor

Bedroom 3: 3.13 x 4.08m (10'3" x 13'4")

Bedroom 4: 3.11 x 3.13m (10'2" x 10'3")

Bathroom:

Garage

Property information:

Tenure: Freehold

Services: Mains water, drainage, electric and gas

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

Council Tax: Westmoreland and Furness. Band D.

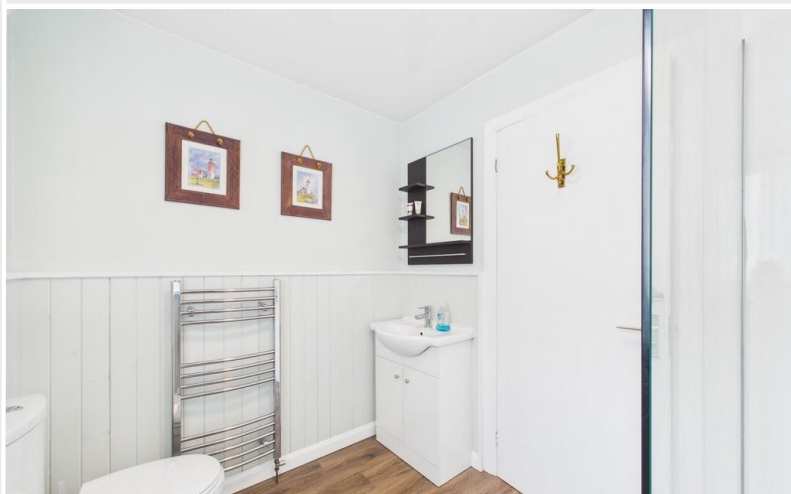
Viewings: Strictly by appointment with Hackney & Leigh.

What 3 Words and Directions: ///disbelief.sneezing.inserting
From Ellerthwaite Square, turn left onto Ellerthwaite Road. At the junction, continue straight onto Park Road. At the next right, turn onto Alexandra Road. Take the right turning into a small cul-de-sac and 22 is on the right.

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



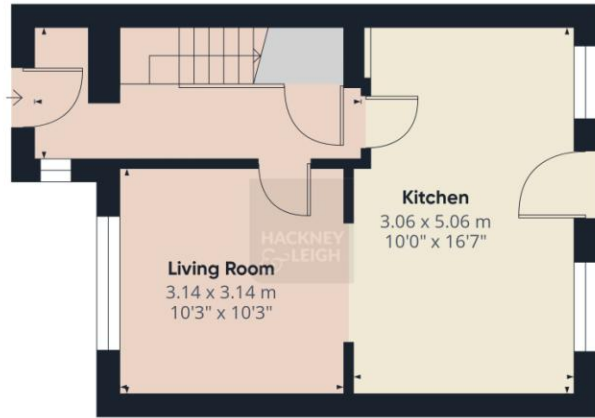
Bathroom



Bedroom 3



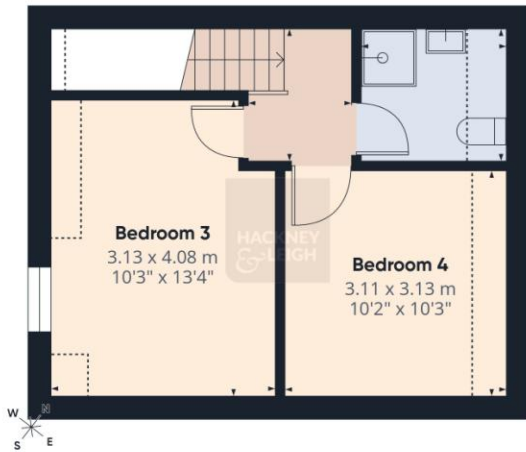
Rear Yard



Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

90 m²
970 ft²

Reduced headroom

3.5 m²
37 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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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