Bowness-on-Windermere

£375,000

10 Firtree Crescent, Bowness-on-windermere, Windermere, LA23 3HA

This delightful 3 bedroom semi-detached bungalow offers a fantastic opportunity for those seeking a ready-to-move-into home with the added benefit of being able to personalise further to make it truly your own. Located in a sought-after cul-de-sac, only a short distance from Bowness on Windermere and all its amenities.

Quick Overview

- Semi detached true bungalow
- 3 Bedrooms
- Sizeable Living Room
- Ample parking to driveway
- Easily managed gardens front and rear
- Garage in nearby block
- Sought after cull de sac location
- Within reach of amenities in Bowness
- No onward chain
- Superfast broadband available*

Property Reference: W6335

3 | 1 | 1 | E | *Superfast available* | *Driveway parking and nearby garage*

The entrance porch is a well lit space, perfect for hanging coats and storing boots and shoes. You are then greeted by a sizeable and inviting living room, bathed in natural light from the large picture window to the front. The room's proportions make it ideal for both relaxing and entertaining, offering a Living Flame gas fire to add comfort

The kitchen is functional and provides a range of wall and base units and worktop space which incorporates a single drainer stainless steel sink unit, 4 ring gas hob with extractor over and built in oven. There is plumbing in place for a dishwasher and washing machine. There is a rear aspect from large picture window, wall mounted gas fired boiler and storage cupboard - handy for cleaning products etc.

The bungalow boasts three well-proportioned bedrooms. Bedroom 1 has a large array of built in wardrobes which run the full length of one wall. Bedroom 2 an equally good double is located to the front of the property and has a dual aspect. Bedroom 3 is a perfect office/childs room or hobbies room and also enjoys a front aspect.

Within the bathroom is a panelled bath with shower over, pedestal wash hand basin, WC, part tiled walls and extractor fan.

The neutral decor throughout the bungalow offers a blank canvas, allowing you to infuse your personal style and taste effortlessly.

Outside, the easily managed gardens to the front, with hedging in place for privacy offer a perfect spot for enjoying the warmer months . The garden's manageable size ensures low maintenance, allowing you to spend more time relaxing and less time on upkeep. Additionally, the property benefits from off-road parking to the driveway, a further smaller rear garden space and a garage located in a nearby block - perfect for overflow storage. External garden store.

Situated in a popular location, this bungalow offers the best of both worlds: a peaceful setting with easy access to local amenities, schools and transport links. Whether you're downsizing or looking for an easily managed family home, this property is a must-see.

Contact us today to arrange a viewing and take the first step towards your new home.

Front Porch

Living Room: 20' 1" x 13' 9" (6.12m x 4.19m)

Kitchen: 14' 2" x 9' 8" (4.32m x 2.95m)

Inner Hallway:

Bedroom 1 : 12' 10" x 9' 8" (3.91m x 2.95m)

Bedroom 2 : 13' 9" x 9' 9" (4.19m x 2.97m)

Bedroom 3 : 9' 10" x 7' 4" (3m x 2.24m)

Bathroom:

Garage: Located in nearby block on your left and is third one along.

Property Information:

Services: Mains water, electric, gas and drainage.

Tenure: Freehold

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

Council Tax: Westmorland and Furness Council - Band E

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

What3words and Directions: ///unrated.tutored.handy
Leaving Windermere, take Lake Road towards Bowness and drive through the village centre, you will pass the Steamer Piers on the A592 Newby Bridge Road passing the entrance to the Glebe. Continue along for approximately quarter of a mile and Firtree Crescent is the second turning on the right. Then turn left, follow the road round and 10 Firtree Crescent is immediately on your 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 (ind. 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 (ind. vat).

Approximate total area(1)

81.5 m²

876 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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