



Claife Avenue, Windermere

£275,000

34 Claife Avenue, Windermere, LA23 2LJ

This is a 3 bedroom, end of terrace home situated in a Cul de Sac on the fringes of Windermere Village. A stones throw from Windermere's centre and transport links, shops and amenities, this home provides a great opportunity for a local family, couple or first time buyer, offering further scope to personalise. The outdoor space makes this property all the more desirable, with private outside space to enjoy and potential to create off road parking.

Quick Overview

3 Bedroom, end of terrace house

In good order

Ideal family home

Local occupancy conditions apply

IUPVC double glazing and gas central heating

Spacious garden, patio and decking

Close to transport links

Near schools and shops

On road parking

Ultrafast broadband



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Ultrafast
broadband



On road parking

Property Reference: W6411



Living room



Kitchen



Bedroom 1



Bedroom 2

Upon entering the property, the entrance porch has space for coats and shoes/storage, and leads you into the dual aspect living room which is well presented. There is solid wooden flooring and ample space for sofas and furnishings. A wood burner with slate hearth and surround and wooden mantle are a focal point, with UPVC patio doors opening onto the rear decking and garden.

The adjoining breakfast kitchen provides a functional space, with ample wood effect wall and base units and flooring. Plumbing is in place for a dishwasher and the work surface is fitted with a stainless steel sink, Bellin oven and 4 ring electric hob and extractor fan are fitted and space for a small dining table is available. Tile splashbacks to walls create a welcoming room. Aspect to front garden from window.

The adjoining utility is useful with plumbing for washing machine, ample storage and access via rear door into garden. This space can easily be tailored to each individual's needs.

Stairs to first floor lead to the landing, where there is a useful airing cupboard storing a Vaillant gas fired boiler. Bedroom one is a good double with a front aspect and has built-in storage. There is ample space for furnishings and naturally bright with large UPVC double glazed window.

Bedroom 2 also has a front aspect and a useful built-in storage cupboard. Bedroom 3 is a single with a rear aspect and naturally bright which would also suit those needing a home office.

The bathroom has marble effect flooring and fitted with a 3 piece suite with WC, vanity sink and fitted bath with shower over and mixer tap. Cream brick effect splashbacks to sink and a wall mounted towel heater and a full height built-in cabinet.

Stepping outside, the rear garden is a good size, with a slate patio surrounding the rear and side of the property with space for table and chairs and housing a garden shed. Decking to the other side of the garden offers more space for outdoor furnishings and could be used as a great place to entertain friends and family. A pathway links to the front garden where there is an option for creating a beautiful space, or off-road parking for a vehicle (subject to consents).

Acommodation (approximate room measurements)

Entrance porch

Living Room: 3.96 x 4.97m (12'11" x 16'3")

Kitchen: 2.73 x 3.58m (8'11" x 11'8")

Utility Room: 3.65 x 1.37m (11'11" x 4'5")

Stairs to first floor

Landing

Bedroom 1: 4.05 x 2.93m (13'3" x 9'7")

Bedroom 2: 2.70 x 3.21m (8'10" x 10'6")

Bedroom 3: 3.02 x 2.06m (9'10" x 6'9")

Bathroom

Property information:

Council Tax: Westmorland and Furness Band C

Local Occupancy Clause: 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

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

Services: The property is connected to mains water, electricity and drainage with gas heating.

Tenure: Freehold

What 3 Words and Directions: ///lollipop.purse.parts

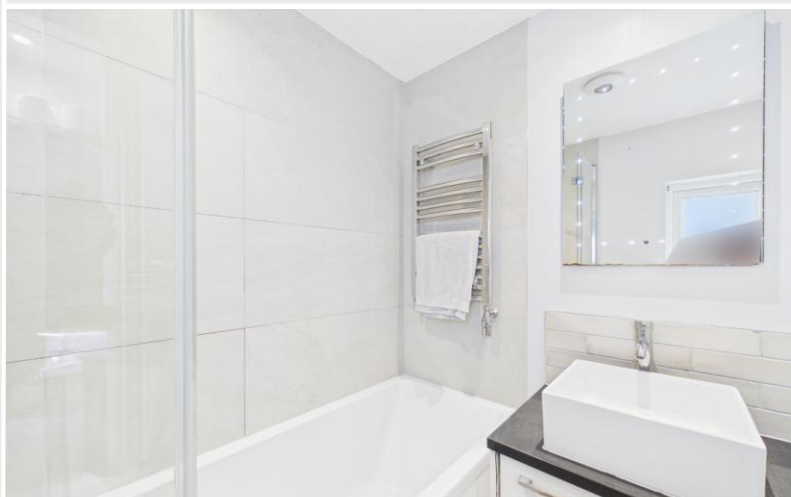
From Crescent Road, turn left onto Oak Street, and then turn left onto Orrest Drive. Follow the road round to the right onto Droomer drive, and continue along here. On the left hand side is Daife Avenue, take this turning and keep left to follow the road round. A small Cul de sac is on the left, and 34 is at the end of there on the right hand side.

Viewings: Strictly by appointment with Hackney & Leigh

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).



Bedroom 3



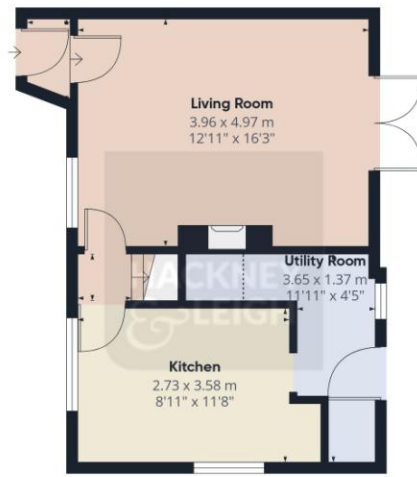
Bathroom



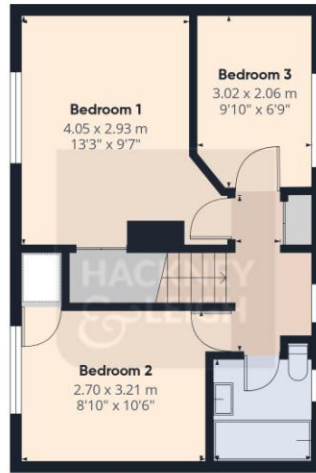
Rear garden



Rear garden



Ground Floor



First Floor



Approximate total area⁽¹⁾

72.7 m²

782 ft²

Reduced headroom

0.8 m²

9 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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