



72 Victoria Road North, Windermere  
£340,000





## 72 Victoria Road North

### Windermere

A well proportioned semi detached house situated on a generous plot within a cul-de-sac located in the heart of the Lake District National Park. The property is conveniently placed for the many amenities available both in and around Windermere including the bus and railway services and is within easy reach of the M6.

Nestled in a quiet residential area, this charming 3 bedroom semi-detached house offers a comfortable and modern living environment. Boasting gas central heating and double glazing throughout, the property features an open plan layout with a sleek, modern fitted kitchen. The house comprises three bedrooms, two of which are generously sized doubles, along with a modern bathroom and convenient ground floor shower room. Situated in a cul-de-sac location, residents can enjoy peace and tranquillity while still having easy access to local amenities.

The exterior of this property showcases stunning landscape gardens at the rear, providing a serene retreat for outdoor relaxation. The gardens feature a variety of trees, hedges, planting beds, well-kept lawns, and charming rockery features. A gravelled pathway winds through the garden, offering numerous spots for garden furniture placement. At the front of the property, a well-established hedge enhances privacy and frames a lawn, planting bed, and paved walkway leading to the front. Whether you prefer to bask in the tranquillity of nature or entertain guests in the picturesque surroundings, the outdoor space of this property offers a perfect blend of beauty and functionality, creating an idyllic setting for your dream home.



- Semi detached house
- Located in a quiet residential area
- Open plan living with modern fitted kitchen
- Three bedrooms with two being doubles
- Modern bathroom and ground floor shower room
- Cul-de-sac location, parking on road
- Gas central heating and double glazing
- Stunning landscape gardens to the rear
- Easy access to local amenities
- Road links to the M6 Motorway and the rest of the Lake District National Park

### IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

### EPC RATING D

### SERVICES

Mains electric, mains gas, mains water, mains drainage

### COUNCIL TAX: Currently BAND D

### TENURE:FREEHOLD

### DIRECTIONS

From our Windermere office turn left on to Oak Street, turn left and then bear right on to Droomer Drive, turn right on to Limethwaite Road, turn left on to Fairfield Road and turn left on to Victoria Road North and the right to find number 72 located in the right hand corner.

**WHAT3WORDS:**tickets.trophy.error





## **GROUND FLOOR**

### **ENTRANCE HALL**

13' 2" x 5' 11" (4.01m x 1.81m)

### **SITTING ROOM**

24' 4" x 11' 10" (7.41m x 3.60m)

### **KITCHEN**

14' 2" x 8' 7" (4.32m x 2.62m)

### **BATHROOM**

8' 5" x 5' 7" (2.56m x 1.71m)

## **FIRST FLOOR**

### **LANDING**

8' 2" x 3' 5" (2.49m x 1.03m)

### **BEDROOM**

12' 4" x 9' 10" (3.75m x 2.99m)

### **BEDROOM**

11' 5" x 9' 10" (3.49m x 2.99m)

### **BEDROOM**

9' 3" x 7' 11" (2.81m x 2.41m)

### **BATHROOM**

7' 9" x 5' 9" (2.37m x 1.74m)





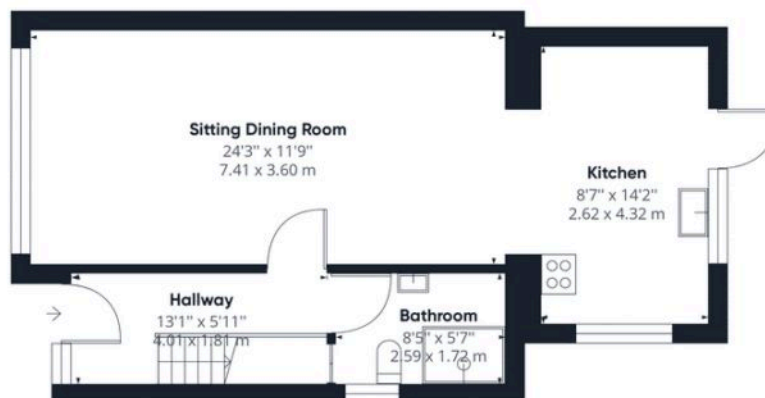












Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

949.79 ft<sup>2</sup>

88.24 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE360**

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