MATTHEWS BENJAMIN

13 Loughrigg Avenue

Ambleside, LA22 0DG

Guide Price £499,000

13 Loughrigg Avenue

Ambleside

A generously proportioned three bedroom semi detached property offering spacious accommodation spread over two floors, including three double bedrooms, an attractive south facing lounge and light and airy large open plan living/kitchen/diner positioned to the rear of the property with patio doors to rear garden.

Constructed in the 1930s and situated within a popular residential area. The property benefits from relatively recent uPVC double glazed windows and a modern bathroom, while the kitchen offers excellent scope for modernisation.

The house enjoys delightful south facing aspect and lovely fell views from both the front and rear gardens, including Wansfell Pike, Todd Cragg and Wetherlam. Externally, the property offers private off road parking which could be extended to create an additional space if required. Along with attractive, low maintenance gardens, with a small front space and a rear level garden with terrace enjoying superb west facing views towards Todd Cragg.

The property would suit a wide range of purchasers, whether as an ideal family or retirement home, or equally as a desirable holiday property. Positioned on the sought after south side of Ambleside and is conveniently positioned within a short, level five-minute walk of the town centre. All local amenities are close at hand, including shops, restaurants, the Post Office, a primary school, churches and playing fields. There are endless walking opportunities directly from the doorstep, with Lake Windermere also just a short stroll away.

Accommodation

Steps leading upto;
A composite front door into a welcoming front porch, with a secondary internal composite door featuring partial stained glass leading into a wide and attractive hallway. This bright space is enhanced by an open staircase with banister rail. Beneath the stairs is a converted cloakroom, now providing a useful WC with wall hung wash basin, half height wall tiling, fully tiled flooring, extractor fan and additional cupboard space.

Living Room

A well proportioned room featuring a bay window that enjoys superb views towards the lower slopes of Wansfell Pike. The room is complemented by a multi fuel stove set on a marble hearth, a TV point, picture rails and inset alcoves.

Kitchen/Diner/Snug

A generously proportioned open plan kitchen, dining and social living space, forming a light and airy triple aspect room. The kitchen is fitted with an extensive range of wall, base and shelving units with ample work surfaces, incorporating a one and a half bowl stainless steel sink unit with mixer tap. Features include a gas fired AGA with extractor, plumbing for a washing machine, dishwasher and a concealed boiler. Marble style flooring runs throughout the space, complemented by a multi fuel stove set on a slate hearth. Double patio doors provide direct access to the rear garden.

First Floor

Leading to a landing with a generously sized useful storage cupboard and loft hatch.

Front Bedroom One

A spacious double bedroom featuring an extensive range of fitted wardrobes. The bay window forms an attractive focal point, enjoying wonderful views towards Wansfell Pike.

Rear Bedroom Two

A generous double bedroom with substantial fitted wardrobes and pleasant views overlooking the rear garden.

Rear Bedroom Three

A well proportioned double bedroom benefiting from dual aspect windows and enjoying far reaching views towards Todd Crag.

Bathroom

A spacious bathroom fitted with a four piece white suite comprising of a claw foot bath with shower attachment, corner shower cubicle, WC and vanity wash hand basin. The room is fully floor tiled with partially tiled walls and benefits from an extractor fan and electric under floor heating.

Outside

The property is approached via a driveway to the front, providing parking for one vehicle, with potential for extension if required. The manageable front garden offers side access leading to a substantial rear patio and terrace area, which enjoys excellent views towards Todd Crag and Black Fell. This attractive, level outdoor space offers further scope for enhancement.

Services

All mains services are connected. Gas central heating.

Tenure

Freehold. Vacant possession on completion.

Council Tax Band

E

Directions

From our office on Kelsick Road, continue up the road and turn right into Lake Road. Immediately move into the left-hand lane and proceed down Lake Road, passing the BP filling station. Continue for approximately 200 yards, then turn right into Loughrigg Avenue. Proceed along Loughrigg Avenue and the property will be found approximately 100 yards on the right-hand side.
What3words/// sectors.freely.dentures

Broadband

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk

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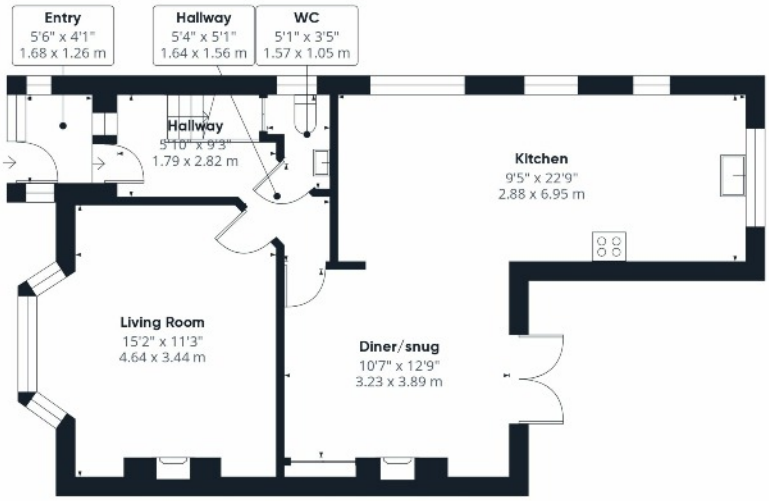
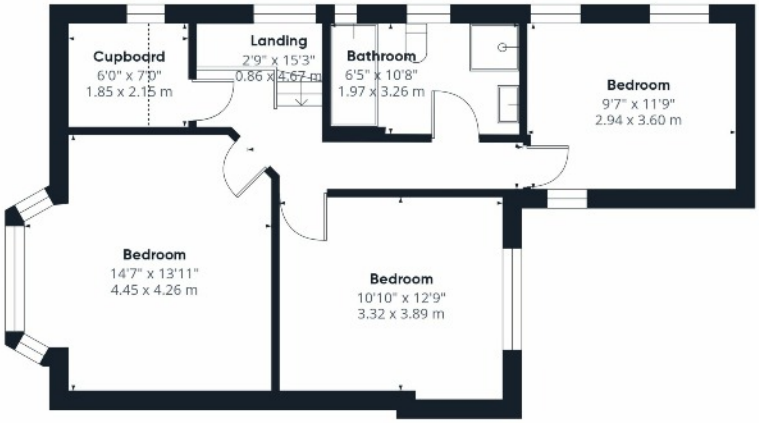


Floor 0



Floor 1

MATTHEWS BENJAMIN

Approximate total area(1)
1270 ft²
117.9 m²

Reduced headroom
24 ft²
2.3 m²

(1) Excluding balconies and terraces

Reduced headroom
-------- Below 5 ft/1.5 m

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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Viewing is strictly by appointment with the sole agents
The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

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