



13 Brow Close, Windermere  
£385,000





## 13 Brow Close

Windermere, Windermere

Enjoying panoramic views across Lake Windermere and the surrounding fells from the upper floors, this well proportioned three bedroom mid terrace home is perfectly placed between Windermere and Bowness. Set in a quiet, sought after residential area with popular walks from the doorstep, it is ideal for those seeking a peaceful home being conveniently placed for both Windermere and Bowness. Both villages offer many amenities including schools, health centre, cafes, restaurants, library, cinema, shops/supermarkets and a railway station. Windermere is convenient for the rest of the Lake District National Park, the market town of Kendal and the M6.

Arranged over three floors the accommodation is neutrally decorated and ready to move straight in. The ground floor includes an entrance hall with space for a study area and access to the integral garage. The first floor offers a light-filled open-plan living and dining space with a modern fitted kitchen, integrated appliances and a cloakroom. Upstairs there are three double bedrooms and a stylish family bathroom all enjoying good proportions and lovely outlooks.

Outside the tiered rear garden is beautifully landscaped and makes the most of the lake views, providing a tranquil space for relaxing or entertaining. To the front there is off-road parking and a garage. Offered with no onward chain this inviting home combines modern comfort with double glazing and gas central heating throughout, stunning scenery and an unbeatable location in the heart of the Lake District.



- Neutrally decorated and READY TO MOVE STRAIGHT IN
- Open plan living/dining kitchen with modern kitchen with integrated appliances
- Three double bedrooms
- Panoramic views to Lake Windermere and the fells
- Family bathroom and separate cloakroom
- Well maintained landscaped garden to the rear with lake views
- Garage and off road parking
- Sold with NO ONGOING CHAIN
- Popular local walks from the doorstep
- Popular location with good access to Windermere and Bowness

### 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.

**COUNCIL TAX: Currently Band D.**

### EPC RATING D

### DIRECTIONS

From our Windermere office proceed on to Lake Road and just before the Police Station turn left on to Craig Walk. Take the first left on to Meadow Road and the first right on to Brow Crescent then turn right in to Brow Close to find number 13 on the left hand side.

### SERVICES

Mains gas, mains electric, mains water and mains drainage

### PLEASE NOTE

Please note the property is now unfurnished.







## GROUND FLOOR

### ENTRANCE HALL WITH STUDY SPACE

13' 10" x 5' 11" (4.22m x 1.80m)

### FIRST FLOOR

#### LANDING

6' 5" x 5' 10" (1.96m x 1.78m)

### KITCHEN, DINING AND LIVING SPACE

27' 11" x 16' 0" (8.51m x 4.88m)

#### CLOAKROOM

6' 3" x 2' 10" (1.91m x 0.86m)



## SECOND FLOOR

### LANDING

10' 4" x 6' 0" (3.14m x 1.83m)

### BEDROOM

15' 7" x 9' 10" (4.76m x 3.00m)

### BEDROOM

12' 1" x 9' 10" (3.68m x 3.00m)

### BEDROOM

10' 0" x 6' 11" (3.05m x 2.10m)

### BATHROOM

7' 0" x 5' 10" (2.13m x 1.78m)









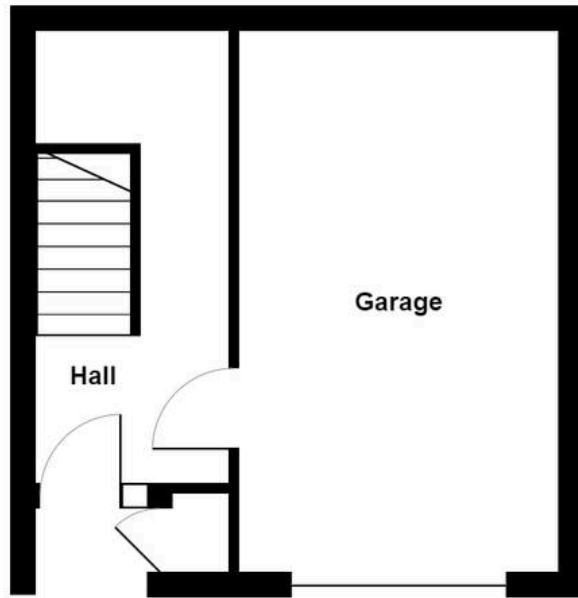




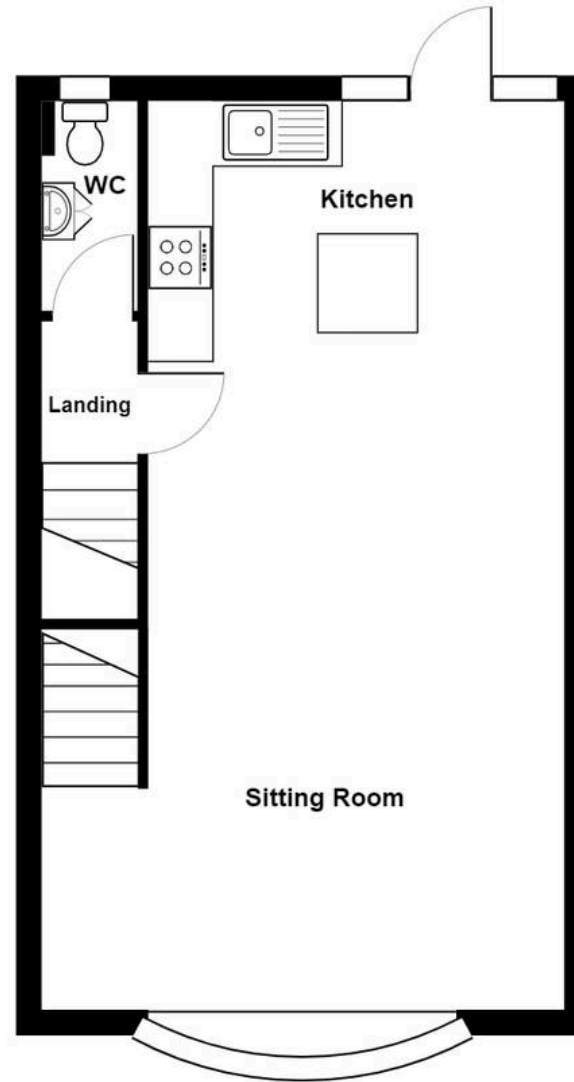
13 Brow Close, Windermere

Total Area: 107.2 m<sup>2</sup> ... 1154 ft<sup>2</sup>

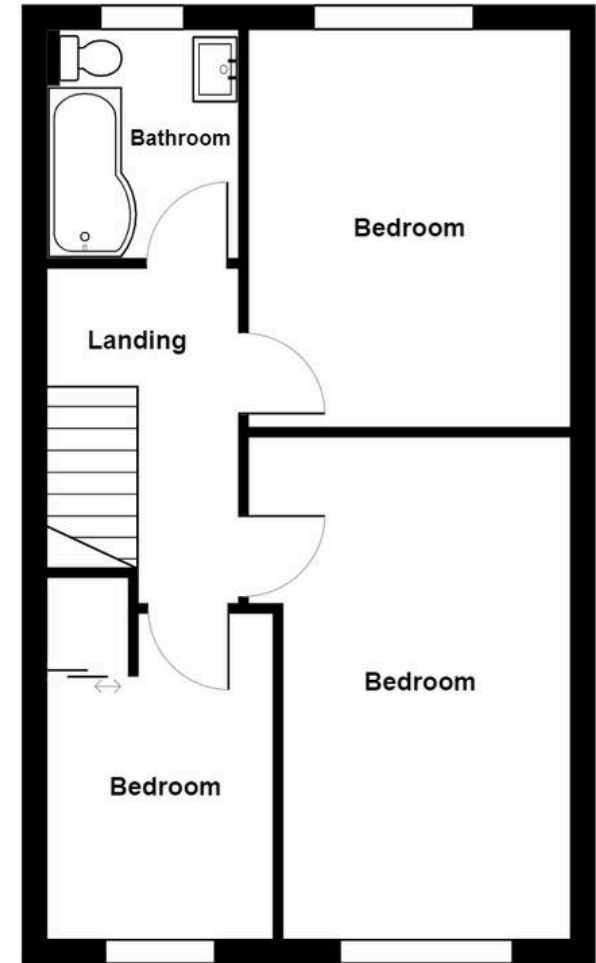
For illustrative purposes only - not to scale.  
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**Ground Floor**



**First Floor**



**Second Floor**

**THW Estate Agents**

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