



18 Danes Road, Staveley  
£525,000





## 18 Danes Road

### Staveley

A well proportioned Victorian mid-terraced property situated in the much sought after village of Staveley enjoying pleasant countryside views. The village of Staveley which is located in the picturesque Kentmere Valley within the Lake District National Park has a thriving community with excellent local amenities and a direct rail link to Manchester Airport as well as offering easy access to the M6 motorway.

Nestled within charming surrounds, this substantial Victorian mid-terraced property presents an exceptional opportunity for those seeking a vast canvas for renovation. Boasting five double bedrooms spread across two floors, along with three reception rooms comprising a sitting room, lounge, and dining room, this 5-bedroom mid-terraced house offers limitless potential. The property features a kitchen equipped with access to the utility area and food prep space. An added comfort is found in the three-piece bathroom suite on the first floor, while two cloakrooms heighten convenience.

An added benefit is that the property has no onward chain.

Delightful outdoor spaces envelope this property, with picturesque gardens both at the front and rear. A front patio offers scenic countryside views, leading to a well-maintained front garden sloping gently downwards to Danes Road. The rear of the house features an enclosed yard with a gate opening to the access lane. A patio at the back provides ample room for outdoor furniture and flourishing greenery, also offering access to a workshop housing power and light, a bike store, and garage parking. Additional parking space for up to five vehicles is available on the driveway, providing easy access via stone steps to a raised patio area with past summer house foundations.

What awaits beyond is a stunning woodland area, ripe for transformation into a dreamy outdoor haven for various activities.



- Substantial Victorian mid-terraced family home
- Sought after village comprising primary school, independent shops & pub
- Fantastic walks and bike rides straight from your doorstep
- Within 15 minutes' drive to Windermere or Kendal
- Light & spacious rooms with high ceilings
- Beautiful gardens with a delightful woodland area at the very rear
- Ample driveway parking to the rear, plus, garage & workshop
- Sold with NO ONGOING CHAIN
- A great renovation property
- Easy access to local amenities and 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 E

#### SERVICES

Mains electric, mains gas, mains water, mains drainage

#### COUNCIL TAX:BAND E

#### TENURE:FREEHOLD

#### DIRECTIONS

Leaving Kendal on Windermere Road, continue through at Plumgarths roundabout following signs to Windermere. On reaching Staveley, take the second entrance to the village. The property is located to the left hand side and is towards the far right hand side of the terrace.

**WHAT3WORDS:**///winter.freshen.modifies







## GROUND FLOOR

### PORCH

3' 7" x 3' 7" (1.10m x 1.08m)

### INNER HALLWAY

### SITTING ROOM

17' 1" x 11' 1" (5.20m x 3.38m)

### LOUNGE

13' 3" x 10' 7" (4.05m x 3.22m)

### DINING ROOM

13' 10" x 9' 10" (4.22m x 3.00m)

### KITCHEN

9' 10" x 7' 0" (3.00m x 2.14m)

### UTILITY ROOM/FOOD PREP

12' 6" x 6' 9" (3.81m x 2.06m)

### SIDE PORCH

5' 3" x 2' 10" (1.60m x 0.87m)





## FIRST FLOOR

### LANDING

### BEDROOM

16' 2" x 12' 7" (4.93m x 3.84m)

### BEDROOM

14' 5" x 10' 0" (4.40m x 3.06m)

### BEDROOM

13' 9" x 10' 2" (4.18m x 3.09m)

### BATHROOM

8' 0" x 5' 4" (2.45m x 1.63m)

### CLOAKROOM

5' 5" x 2' 5" (1.65m x 0.73m)

## SECOND FLOOR

### LANDING

3' 2" x 2' 9" (0.96m x 0.84m)

### BEDROOM

16' 1" x 7' 6" (4.91m x 2.28m)

### BEDROOM

13' 0" x 8' 5" (3.96m x 2.57m)















## THW Estate Agents

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