



8 Claife Avenue, Windermere  
£265,000







## 8 Claife Avenue

### Windermere

A well proportioned semi-detached property situated within a popular residential area within the market town of Windermere which is close to all amenities, local transport services, easy access to the rest of the Lake District National Park and has road links to the M6 Motorway.

The property briefly comprises a porch, sitting room, kitchen, utility room and cloakroom to the ground floor. The first floor offers three bedrooms and a family bathroom. The property benefits from double glazing and gas central heating.

Outside there is a generous sized garden with a shed and access to the garage. There is ample driveway parking.

- Semi-detached property
- Utility room
- Sitting room
- Double glazing and gas central heating
- Kitchen with ample storage space
- Generous sized rear garden
- Three bedrooms
- Popular residential area
- Family bathroom
- Garage and driveway parking





## GROUND FLOOR

### PORCH

4' 7" x 2' 11" (1.40m x 0.89m)

Both max. Double glazed window.

### SITTING ROOM

16' 4" x 12' 10" (4.98m x 3.91m)

Both max. Two double glazed windows, two radiators, electric fireplace.

### KITCHEN

11' 7" x 9' 0" (3.53m x 2.74m)

Both max. Double glazed window, radiator, base and wall units, stainless steel sink, space for oven, AGA, space for fridge freezer, tiled splashback, built in cupboard, understairs storage.

### UTILITY ROOM

8' 1" x 4' 8" (2.46m x 1.43m)

Both max. Double glazed door, double glazed window, radiator, sink, plumbing for washing machine.

### CLOAKROOM

3' 9" x 2' 7" (1.15m x 0.80m)

Both max. W.C.



## FIRST FLOOR

### BEDROOM

11' 10" x 8' 11" (3.60m x 2.71m)

Both max. Double glazed window, radiator, built in cupboard.

### BEDROOM

13' 0" x 11' 8" (3.96m x 3.56m)

Both max. Double glazed window, radiator, built in cupboard.

### BEDROOM

9' 9" x 6' 11" (2.97m x 2.10m)

Both max. Double glazed window.

### BATHROOM

5' 10" x 5' 7" (1.77m x 1.69m)

Both max. Double glazed window, heated towel radiator, three piece suite comprises W.C. wash hand basin and bath with electric shower over, partial tiling to walls.

### LANDING

9' 2" x 4' 5" (2.80m x 1.34m)

Both max. Double glazed window, radiator, built in cupboard housing gas combination boiler, loft access.









## OUTSIDE

A generous sized rear garden which is enclosed by both fence and hedges. The garden has a lawn with a shed included and access to the garage. The front of the property has a small lawn and a path to the main door.

## GARAGE

18' 56" x 8' 43" (5.66m x 2.57m) Up and over garage door, light and power.

## EPC RATING D

## SERVICES

Mains electric, mains gas, mains water, mains drainage.

## COUNCIL TAX:BAND C

## TENURE:FREEHOLD

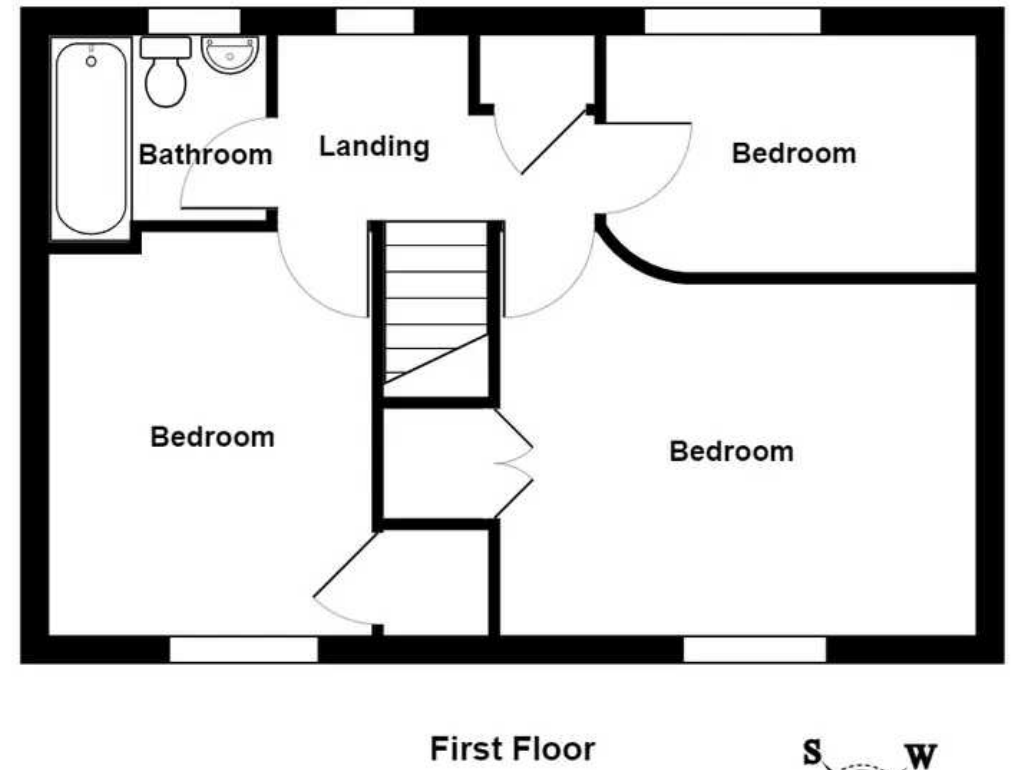
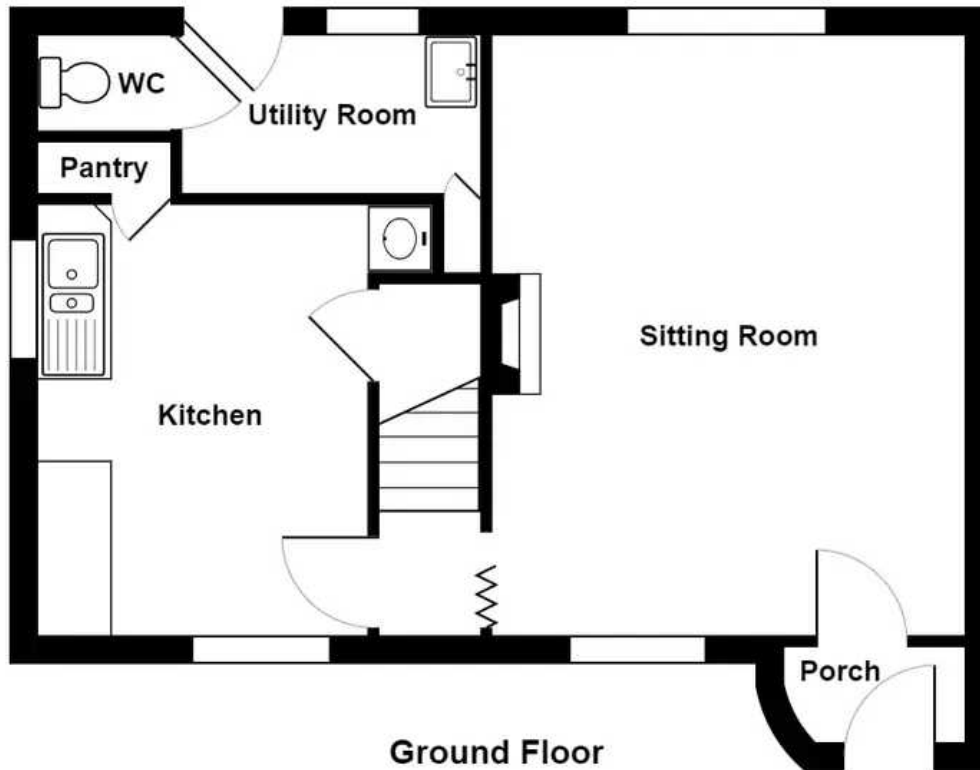
## DIRECTIONS

From Crescent Road turn left into Oak Street then take the second turning on the left into Droomer Drive, follow the road around to the right taking the turning on the left into Claife Avenue. Number 8 can be found on the left hand side.

WHAT3WORDS:[though.garden.life](https://www.what3words.com/though.garden.life)







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Total Area: 78.2 m<sup>2</sup> ... 842 ft<sup>2</sup>

For illustrative purposes only - not to scale. The position and size of features are approximate only.  
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## THW Estate Agents

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