



17 Elleray Gardens, Windermere  
£165,000





## 17 Ellera Gardens

Windermere, Windermere

A well proportioned purpose built end terraced bungalow exclusive for those aged 55 years and over. The bungalow is centrally located in Windermere village convenient for the local amenities which include public transport services, Boots supermarket, Boots the chemist, a variety of shops, cafes and restaurants, post office and church to name a few and is situated within easy reach of the rest of the Lake District National Park, the market town of Kendal and road links to the M6.

This beautiful property is a delightful 2-bedroom end-terraced bungalow situated within a secure over 55's private estate with on-site local manager, offering a tranquil and private setting within the picturesque Lake District National Park. The bungalow has been renovated beautifully throughout and upon entering, you are greeted by a light and airy sitting dining room to the left and to the right a modern kitchen with built in hob and a under-counter fridge. The property boasts two bedrooms, one of which is a spacious double and a three piece shower room. The property is kept warm all year round with double glazing and electric heating.

Residents also enjoy the serenity of the communal gardens, which are thoughtfully landscaped with well-established borders and various seating areas, perfect for relaxation and socialising with neighbours. Further adding to the convenience, the property offers both resident and visitor parking facilities on a first-come basis. The bungalow also has the use of shared facilities such as the residents lounge, a laundry room with washing machine and dryer and a guest bedroom with twin beds and en-suite shower.



- End-terraced bungalow
- Secure over 55's private estate
- Light and airy sitting dining room
- Private setting within the Lake District National Park
- Modern Kitchen with appliances
- Electric heating and double glazing
- Two bedrooms with one being a double
- Close to local amenities
- Three piece bathroom suite
- Gardens to the front and rear, communal gardens and off street parking

From the A591 in the direction of Ambleside take the second left turn in to Windermere on to Elleray Road, turn right on to College Road then immediately right into the Elleray Gardens development. Follow the road down to find number 17 straight ahead.

WHAT3WORDS:///distracts.dark.lecturers

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:







## GROUND FLOOR

### ENTRANCE HALL

12' 8" x 3' 8" (3.87m x 1.13m)

### SITTING ROOM

14' 11" x 9' 1" (4.56m x 2.78m)

### KITCHEN

7' 1" x 6' 9" (2.15m x 2.05m)

### BEDROOM

10' 10" x 9' 0" (3.31m x 2.75m)

### BEDROOM

8' 3" x 6' 5" (2.52m x 1.95m)

### BATHROOM

5' 5" x 5' 5" (1.64m x 1.64m)



## 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.















## THW Estate Agents

25b Crescent Road, Windermere - LA23 1BJ

015394 47825 • [windermere@thwestateagents.co.uk](mailto:windermere@thwestateagents.co.uk) • [www.thwestateagents.co.uk](http://www.thwestateagents.co.uk)

Please note that descriptions, photographs and plans are for guidance only. Services and appliances have not been tested, measurements are approximate and alterations may not have necessary consents. Contact us for property availability and important details before travelling or viewing properties. THW Estate Agents Ltd is a separate legal entity to the solicitor firm of THW Legal Ltd which has different ownership and clients of THW Estate Agents Ltd do not have the same protection as those of THW Legal Ltd.