



41 Claife Avenue, Windermere
£280,000



41 Claife Avenue

Windermere

A well proportioned end terrace house situated in a popular residential area on the fringe of Windermere village offering easy access to all the local amenities which include a variety of shops, restaurants, bars and public transport services.

Nestled in a sought-after village location, this charming 3-bedroom end of terrace house is a true gem for those seeking an ideal family home. The property offers a comfortable living arrangement with a sitting room that provides delightful garden views, a kitchen with ample dining space, and three bedrooms, two of which are doubles. Completing the interiors is a Wet Room.

Step outside into the generous and well-presented outdoor space this property has to offer. The rear garden is an oasis of tranquillity, featuring a paved patio, lush lawn, gravelled area, timber garden shed, greenhouse, planted beds, and a water supply. Additionally, the front of the property boasts a well-kept lawn with planted beds, adding to the overall charm of the exterior. A gravelled driveway located at the front provides convenient parking facilities, offering further practicality to this beautiful home. This outdoor haven complements the indoor living spaces perfectly, offering a seamless transition from indoor to outdoor living. Embrace the peaceful surroundings and make the most of the abundance of outdoor space, ideal for enjoying the fresh air or entertaining guests. The property is being sold with no ongoing chain. A rare find in a desirable location, this property is a sanctuary of comfort and convenience, offering a warm welcome to its future residents.

- Semi-detached family home
- Walking distance to the village
- Sitting room with garden views
- Sold with NO ONGOING CHAIN
- Close to local parks and schools
- Large elevated rear garden
- Local occupancy clauses apply
- Rear garden is not overlooked
- Driveway parking
- Well proportioned rooms

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 C

SERVICES

Mains electric, mains gas, mains water, mains drainage

COUNCIL TAX:BAND C

TENURE:FREEHOLD

DIRECTIONS

From our Windermere office turn left in to Oak Street and turn left into Orrest Drive continuing into Droomer Drive. Turn left into Claife Avenue to find number 41 on the right hand side.

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GROUND FLOOR

PORCH

4' 7" x 2' 8" (1.40m x 0.81m)

SITTING ROOM

16' 4" x 12' 10" (4.97m x 3.91m)

INNER HALLWAY

3' 0" x 2' 9" (0.91m x 0.85m)

KITCHEN

11' 6" x 8' 9" (3.50m x 2.66m)

UTILITY ROOM/KITCHEN

8' 0" x 6' 2" (2.44m x 1.89m)

FIRST FLOOR

LANDING

9' 1" x 2' 8" (2.76m x 0.81m)

BEDROOM

11' 3" x 9' 8" (3.42m x 2.94m)

BEDROOM

11' 6" x 8' 9" (3.50m x 2.67m)

BEDROOM

9' 7" x 6' 5" (2.91m x 1.95m)

BATHROOM

5' 11" x 4' 5" (1.80m x 1.34m)



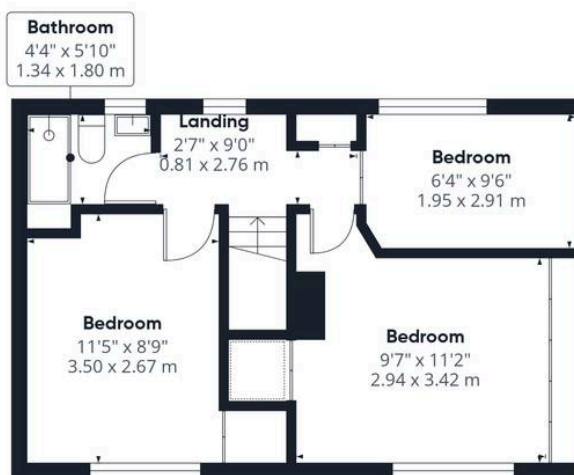








Ground Floor



Floor 1



Approximate total area⁽¹⁾

762 ft²

70.7 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

THW Estate Agents

25b Crescent Road, Windermere - LA23 1BJ

015394 47825 • windermere@thwestestateagents.co.uk • www.thwestestateagents.co.uk

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