



42 Oakthwaite Road, Windermere  
£325,000



## 42 Oakthwaite Road

### Windermere

Located in this sought-after location within Windermere is this well presented, three bedroom mid-terraced house which offers the perfect blend of traditional charm and modern comfort. This prime location offers easy access to Windermere and all the village has to offer including schools, shops, restaurants, bars, and the train station giving access to Oxenholme and the West Coast Mainline. Bowness-on-Windermere and the lake are within walking distance offering even further amenities and also within walking distance are the Low Fells of Orrest Head and School Knott. As you step inside, you are greeted by a warm and inviting sitting room featuring a multi fuel stove, ideal for cosy nights in, the sitting room then seamlessly flows into the dining room through double doors, where a striking feature fireplace takes centre stage, creating a wonderful ambience for entertaining guests. The modern fitted kitchen offers plenty of storage and space for a fridge freezer, washing machine and tumble dryer and a stable door into the sunny back patio. Ascending the stairs, you will find three well-appointed bedrooms, with the first floor housing the main bedroom which boasts a fitted wardrobe for ample storage space and the four-piece family bathroom which caters to the needs of the household, offering both style and convenience. There are two further bedrooms to the second floor with fabulous views of the Lakeland fells from the rear of the property. There is a planted seating area to the front and the rear of property offers an enclosed patio garden with a charming seating area and a convenient timber shed, ideal for outdoor relaxation and storage needs. Parking is available on the road, ensuring ease of access for residents. This home presents a fantastic opportunity for those seeking an excellent family residence in a desirable setting.

- Well presented, traditional mid terraced house
- Sitting room with multi fuel stove with double doors to dining room with feature fireplace
- Three bedrooms with main bedroom having a fitted wardrobe
- Four piece family bathroom
- Modern fitted kitchen with space for fridge freezer, washing machine and tumble dryer
- Enclosed patio garden with seating area and timber shed
- On road parking applies
- Fabulous views of the Lakeland fells from the rear
- Great location with easy access to Windermere and Bowness
- Excellent family home

**DIRECTIONS:** From our Windermere office proceed along New Road, turn left in to Ellerthwaite Road then turn left in to Holly Road merging in to Park Road. Take the second right turn on to Oakthwaite Road to find number 42 located on the right.

**WHAT3WORDS:** patching.crib.orbit

**EPC RATING D**

**COUNCIL TAX CURRENTLY BAND C**

#### SERVICES

Mains electric, gas, water and drainage.

**TENURE: FREEHOLD**

#### 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.





#### PORCH

5' 3" x 3' 8" (1.61m x 1.13m)

#### SITTING ROOM

13' 9" x 12' 6" (4.19m x 3.81m)

#### DINING ROOM

11' 1" x 10' 0" (3.37m x 3.04m)

#### KITCHEN

13' 3" x 9' 0" (4.03m x 2.75m)



**FIRST FLOOR LANDING**

10' 11" x 3' 5" (3.32m x 1.04m)

**BEDROOM**

13' 5" x 11' 9" (4.08m x 3.58m)

**BATHROOM**

9' 0" x 7' 1" (2.74m x 2.15m)

**SECOND FLOOR LANDING**

3' 1" x 2' 11" (0.93m x 0.89m)

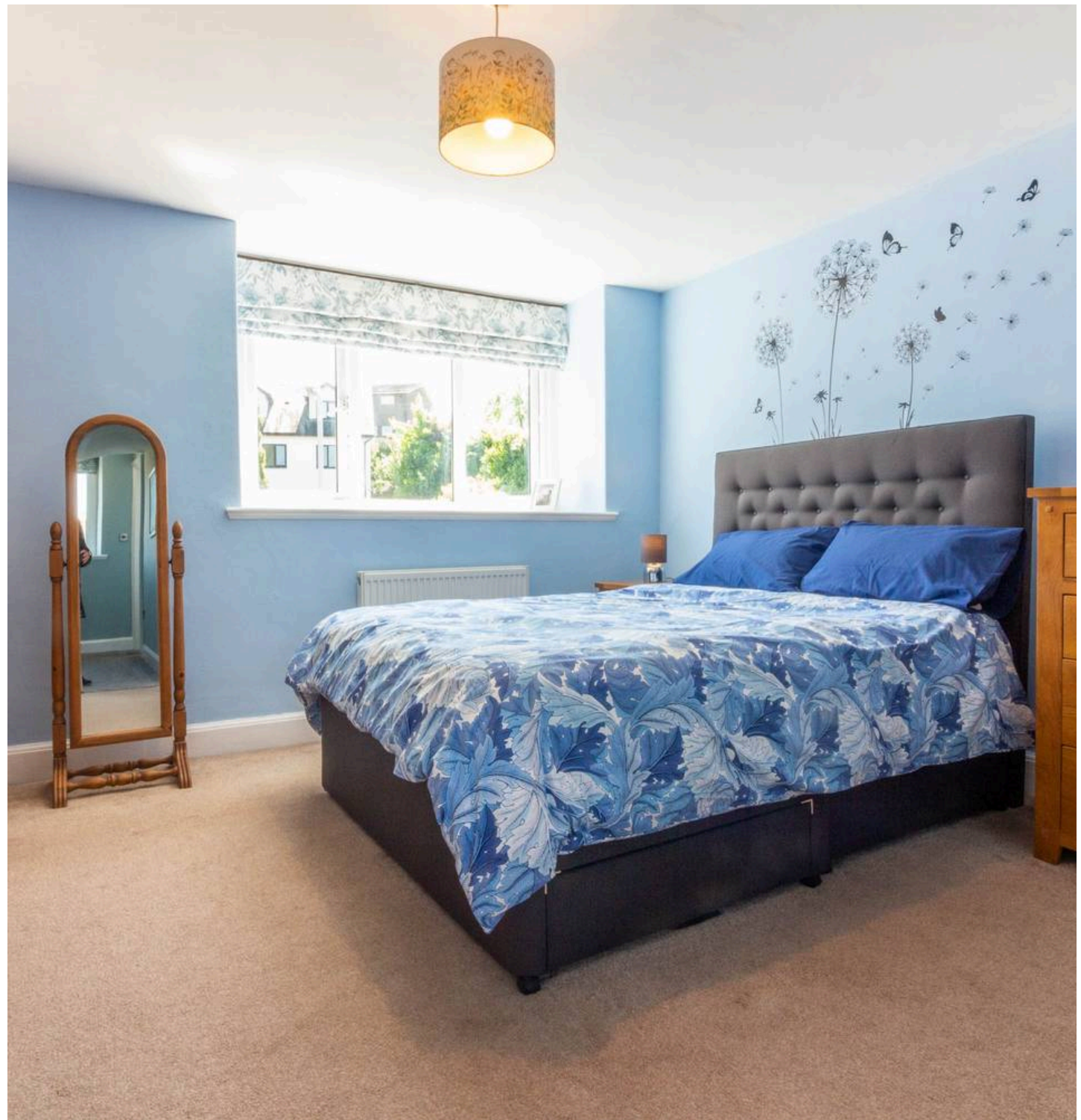
**BEDROOM**

13' 4" x 11' 7" (4.07m x 3.54m)

Both max.

**BEDROOM**

10' 7" x 6' 11" (3.23m x 2.12m)









## THW Estate Agents

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