



Sunnyside Up, Denewood Sunny Bank Road  
£330,000





## Sunnyside Up

Denewood Sunny Bank Road, Windermere

A well presented apartment quietly tucked away in the popular Lakeland village of Windermere just a short level walk from the many amenities available within the village including shops, restaurants, bars and public transport services. The property has fantastic road links to the M6 Motorway and the rest of the Lake District National Park.

This 2-bedroom apartment presents a unique opportunity to acquire a beautifully renovated property in a highly sought-after location. Boasting a modern and stylish interior, the apartment features a striking open plan living area seamlessly integrated with a contemporary kitchen which has many integrated appliances including an oven, electric hob with extractor over, dishwasher and wine cooler.

The property further comprises two generously proportioned double bedrooms and a three-piece bathroom suite in white. With no onward chain, this residence offers convenience and comfort, making it an ideal choice for first time buyers, working couples or someone looking for an investment property.

Externally, the property impresses with ample driveway parking for up to four vehicles, providing residents with both convenience and peace of mind. Additionally, a shed at the rear of the driveway offers additional storage capacity, enhancing the functionality of the outdoor area. The well-maintained outdoor space complements the property's contemporary interior, offering a harmonious living environment that is both practical and inviting. With its blend of modern features, convenient amenities, and easy access to popular destinations, this property represents a rare opportunity for those seeking a sophisticated and comfortable lifestyle in a desirable location.



- Two bedroom apartment
- Property has been renovated by the current owners to a high standard
- Stunning open plan living area with modern kitchen
- Two double bedrooms
- Three piece bathroom suite in white
- Parking for three to four vehicles
- Walking distance to Windermere & Bowness
- Perfect for range of purchasers including as a home, second home or investment.
- Great access to the M6 Motorway and the rest of the Lake District National Park
- No onward chain

#### 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 B

#### TENURE:LEASEHOLD

#### DIRECTIONS

From Windermere proceed towards Bowness on New Road continuing as Lake Road, bear left onto Queens Drive and Sunny Bank Road is a short way along on the right with Sunnyside Up being on the left.

**WHAT3WORDS:**///adhesive.compiled.plus







## GROUND FLOOR

### ENTRANCE HALL

10' 1" x 3' 1" (3.07m x 0.95m)

### OPEN PLAN LIVING AREA

18' 4" x 12' 0" (5.59m x 3.66m)

### BEDROOM

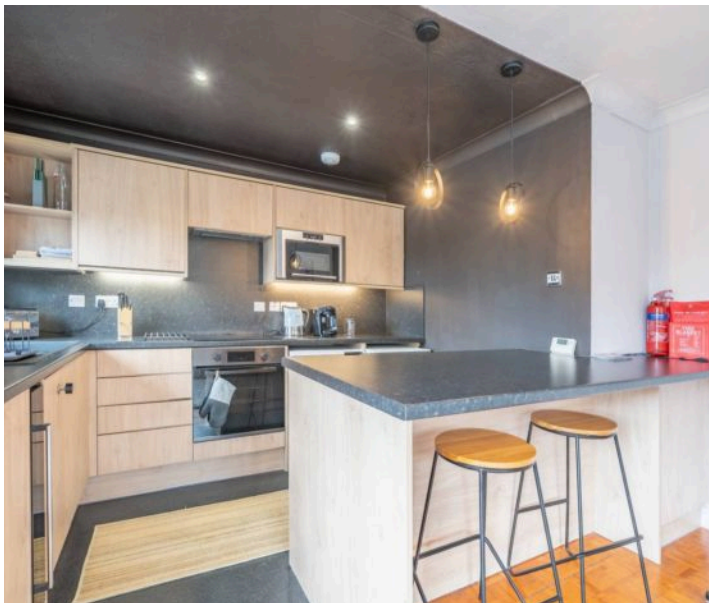
10' 11" x 8' 11" (3.34m x 2.73m)

### BEDROOM

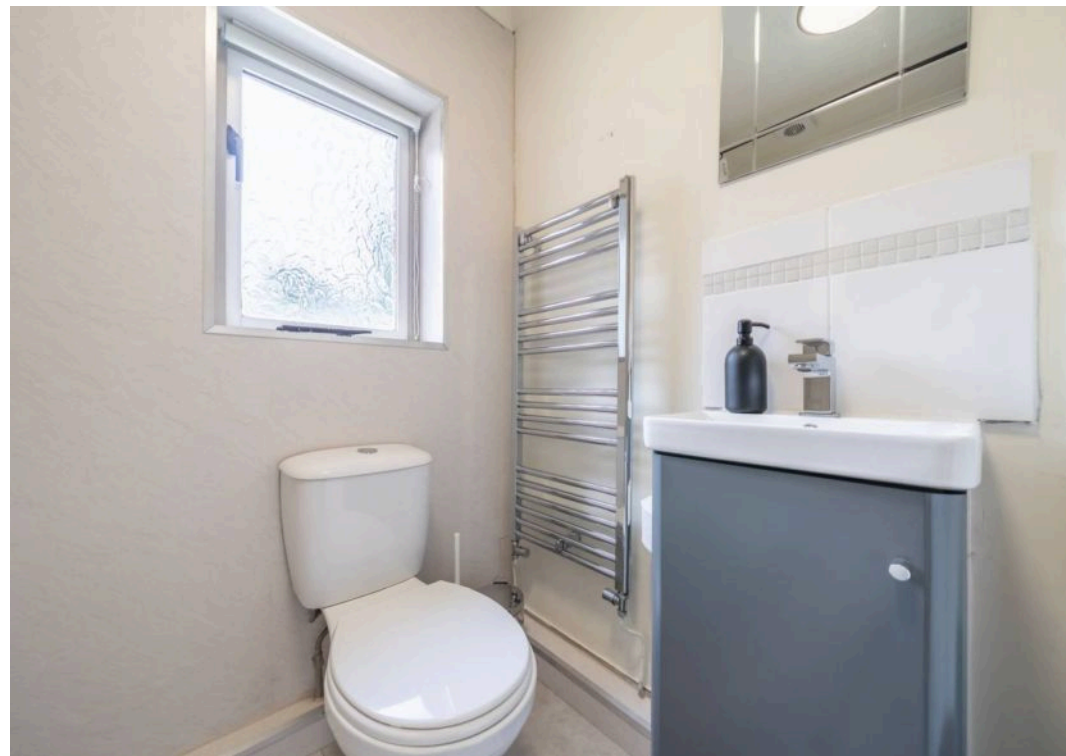
11' 1" x 8' 6" (3.37m x 2.58m)

### BATHROOM

6' 6" x 5' 5" (1.98m x 1.64m)







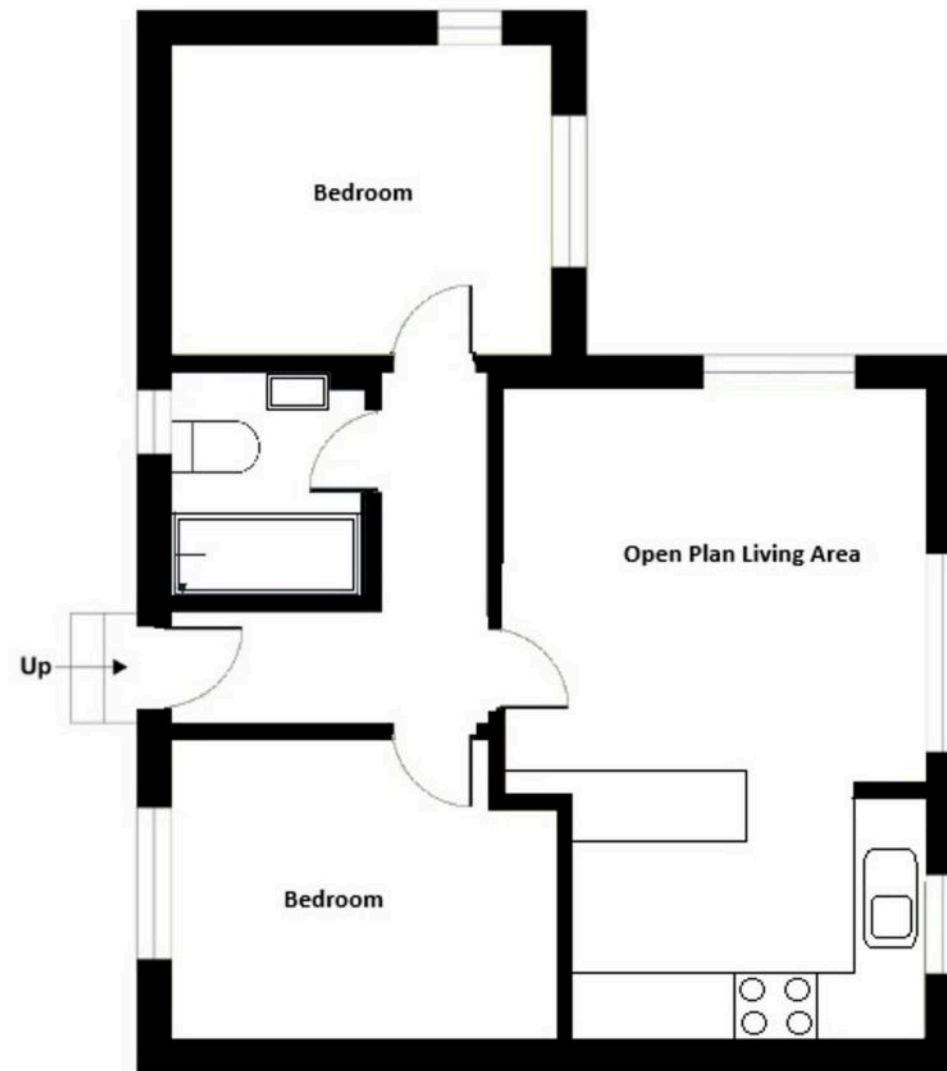












## THW Estate Agents

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