



24 Park Road, Windermere
£325,000



24 Park Road

Windermere, Windermere

Situated in the heart of Windermere, this semi detached home enjoys a superb location with views across Queens Park towards School Knott. Within easy reach of local shops, schools, transport links and the lakeshore, it offers an exciting opportunity to create a bespoke home in one of our region's most desirable towns.

Inside the property offers three spacious bedrooms and two reception rooms, providing a solid layout for family living. While the kitchen, bathroom and interiors are in need of updating and full redecoration, the generous room sizes provide an excellent foundation for modernisation and offers plenty of scope to transform into a stylish and welcoming space.

Outside the property is complemented by good sized gardens with mature hedges, a paved patio and views over neighbouring parkland and green space, driveway parking and a garage ensuring ample storage and options for vehicles or hobbies.

This Windermere home is ready for a new owner to unlock its full potential. Situated in a sought after location, it represents a fantastic renovation project for those seeking to create a personalised home in the heart of the Lake District.

EPC Rating D. Council Tax Band currently band C.

- Semi detached house in popular location close to the village
- Three bedrooms
- Views across Queens Park and towards School Knott
- Sitting room open to dining room, dual aspect room
- Good size, sunny aspect rear garden
- Off road parking to rear & spacious garage
- Gas central heating and double glazing
- Excellent access to Windermere and Bowness-on-Windermere
- Scope for modernisation and personalisation
- Sold with NO ONGOING CHAIN

From the Windermere office take a left onto Oak Street and follow the road to the end and take a right onto Woodland Road. Take the second left onto Park Road where you will find number 24 on the right. WHAT3WORDS:barrel.mobile.tinned

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





HALLWAY

11' 3" x 3' 2" (3.44m x 0.97m)

LIVING ROOM

13' 1" x 10' 3" (4.00m x 3.13m)

DINING ROOM

9' 11" x 11' 9" (3.02m x 3.58m)

KITCHEN

10' 9" x 8' 10" (3.27m x 2.69m)

LANDING

3' 0" x 5' 2" (0.91m x 1.58m)

BEDROOM

11' 3" x 11' 9" (3.42m x 3.59m)

BEDROOM

11' 11" x 9' 11" (3.64m x 3.01m)

BEDROOM

7' 10" x 8' 11" (2.38m x 2.71m)

BATHROOM

5' 8" x 5' 10" (1.72m x 1.79m)

WC

2' 9" x 5' 5" (0.84m x 1.64m)

EPC Rating D

Council Tax Band currently band C.

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.

TENURE:FREEHOLD

SERVICES

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



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THW Estate Agents

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