



23 Park Avenue, Windermere
£325,000



23 Park Avenue

Windermere

A well positioned semi detached home set within the highly sought after town of Windermere, offering easy access to a wide range of local amenities, well regarded schools and transport links. Windermere is a vibrant Lakeland town with a great selection of shops, cafés and restaurants, and is ideally placed for enjoying the surrounding countryside and nearby Lake Windermere, making it a fantastic location for both full-time living and investment.

The lounge is a comfortable and well proportioned space, ideal for relaxing and everyday living. The kitchen is practical and offers good storage and workspace. There is also a dining room creating a sociable area for family life or entertaining.

Upstairs, there are three good sized bedrooms, each offering flexible use as sleeping accommodation, a home office or hobby room. The shower room is fitted with a functional suite and serves the property well.

Externally, the property benefits from a generous tarmac frontage providing off road parking for multiple vehicles. To the rear, the garden is a particularly strong feature, being a great size and offering excellent potential for landscaping to suit individual needs. Whether creating seating areas, extending planting or adding outdoor features, the space lends itself well to a variety of possibilities. A detached garage is positioned at the rear and is currently best suited for storage. Overall, this is a fantastic opportunity to acquire a well-located home in Windermere with plenty of scope to personalise and add value. The property has the added benefit of being sold with no ongoing chain.

Subject to Cumbria Wide Local Occupancy Clause. Please ask the office for further details of criteria

- A semi-detached home, ideal for first time buyers or those looking to put their own stamp on a property
- Please note that the property is subject to a Local Occupancy Clause
- Comfortable lounge, well suited for everyday living
- Dining room adding flexibility to the living accommodation
- Three good sized bedrooms providing generous space
- Generous rear garden with plenty of scope to landscape
- Tarmac frontage providing off road parking
- Detached garage to the rear, currently best suited for storage
- Short stroll to local park, convenience store and cafe
- Sold with NO ONGOING CHAIN

From the A592, turn into Windermere via Victoria Street. Follow Victoria Street as it becomes Crescent Road, then turn left onto Ellerthwaite Square. Take the next left onto Ellerthwaite Road and continue until you reach Park Avenue. Number 23 can be found on the left. What3Words: ///trample.tables.trickled
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





LIVING ROOM

13' 4" x 10' 6" (4.06m x 3.21m)

KITCHEN

14' 8" x 8' 10" (4.48m x 2.68m)

DINING ROOM

10' 4" x 9' 10" (3.14m x 3.00m)

HALLWAY

11' 4" x 3' 3" (3.45m x 0.99m)

BEDROOM

13' 5" x 11' 0" (4.08m x 3.36m)

BEDROOM

13' 11" x 9' 10" (4.25m x 2.99m)

BEDROOM

8' 10" x 7' 2" (2.68m x 2.19m)

SHOWER ROOM

6' 11" x 5' 7" (2.12m x 1.70m)

SERVICES

Mains electric, mains gas, mains water, mains drainage

EPC RATING D

COUNCIL TAX BAND currently Band C

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.



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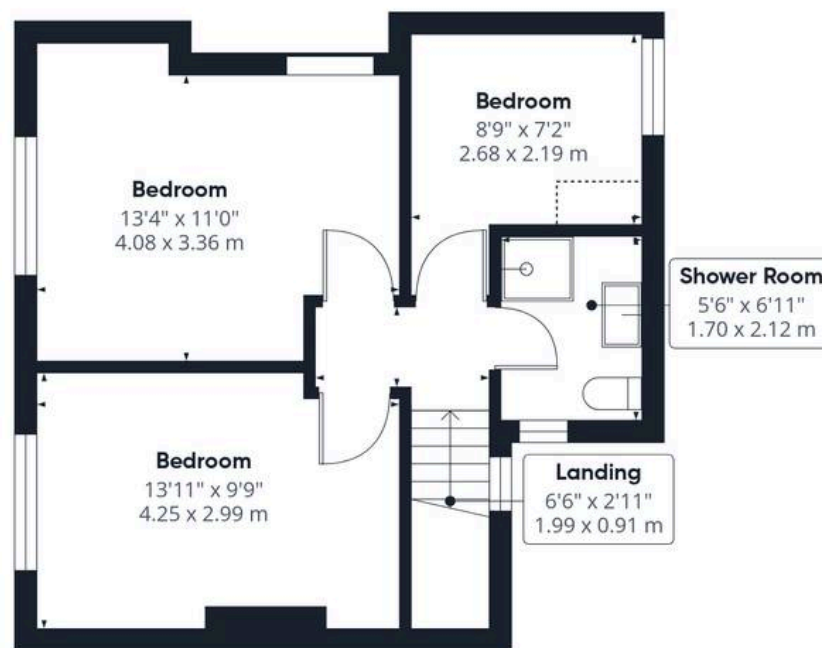
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Ground Floor



Floor 1



Approximate total area⁽¹⁾

875 ft²

81.3 m²

Reduced headroom

5 ft²

0.5 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



THW Estate Agents

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