



# 46 Oakthwaite Road

Windermere, Cumbria, LA23 2BD

Price £255,000



# 46 Oakthwaite Road

Windermere, Cumbria

Opportunity to purchase a traditional end of terrace three storey property. The accommodation briefly comprises of a hall, lounge, dining room and kitchen on the ground floor. Two bedrooms and bathroom on the first floor, and a further two bedrooms and shower room on the second floor. The property is situated on the end of a terrace benefiting from a larger front garden with a small rear yard and outbuilding.

Situated a popular location close to Queens Park recreation ground and several primary schools and close to the heart of the Village of Windermere, this good sized family home offers a great blank canvass and would make a great investment purchase as a rental property, second home, holiday let or main residence. The property has been a successful long term rental achieving £900 per calendar month.





## Accommodation

### Ground Floor

A lean to porch leads into the Hall

### Lounge

A good size sitting room with central fireplace with pine surround and cast iron inset grate with gas fire. The room features a window to the front aspect, alcoves either side of the fireplace, skirting boards and laminate flooring.

### Dining Room

Ample space for a dining table and chairs, the dining room is open to the kitchen and features a window to the rear aspect and a dresser style unit with display cabinets and cupboards.

### Kitchen

A fitted shaker style kitchen with wood effect units incorporating a range of base and wall units and laminate work tops. The kitchen has a freestanding gas cooker, stainless steel sink unit and drainer, space for fridge/freezer and plumbing for a washing machine. There is a wall mounted gas boiler and window to the rear aspect. The PVC door leads out to the rear yard.







## First Floor

### Bedroom One

Located at the front of the house, this double bedroom spans the width of the house and window to the front aspect.

### Bedroom Two

A double L-Shaped bedroom with two windows to the rear aspect.

### Bathroom

A family bathroom in the middle of the bedrooms comprising panelled bath with shower over, WC and pedestal wash basin. The bathroom is finished with tiling to bath, mirrors and wall lighting.



## Second Floor

### Bedroom

A good size double bedroom with dormer window to the front aspect with PVC window enjoying rooftop views.

### Bedroom/Study

A small single bedroom or ideal study/home office with high level window enjoying great views over Windermere to the fells beyond.

### Shower Room

Three piece suite, comprising of shower cubicle with electric shower and finished with tiled walls, WC and vanity wash basin. Extractor fan, high level PVC window and wall light.





### Outside

Low maintenance front garden mainly laid with gravel and enclosed by a low stone wall to the side and a raised stone wall to the front with shared stone steps up to the public road. The rear triangular yard is enclosed and has a small stone building at the end with a door and gate at the rear onto a footpath.

### Tenure

Freehold.

### Services

All mains services connected. Gas central heating.

### Council Tax Band

C

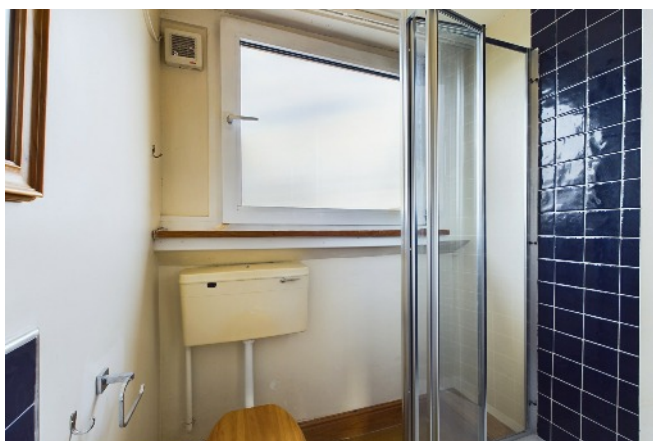
### Internet Speed

Superfast speed of 80 Mbps download and for uploading 20 Mbps as per Ofcom website.

### Directions

From the centre of Windermere proceed towards Bowness turning left on to Ellerthwaite Road at Ellerthwaite Square. Continue on to the T junction, turn right onto Park Road and then first right on to Oakthwaite Road and No. 46 is on the end on the right.

Whatthreewords; ///uncle.grazed.placed

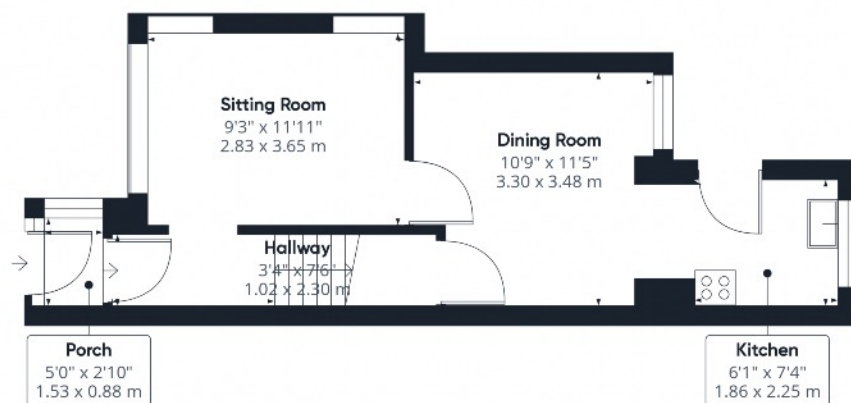


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Floor 0



Floor 1

Floor 2

Approximate total area<sup>iii</sup>

824.51 ft<sup>2</sup>

76.6 m<sup>2</sup>

Reduced headroom

19.46 ft<sup>2</sup>

1.81 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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.

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.