



19 Thornthwaite Road, Windermere  
£350,000





## 19 Thornthwaite Road

### Windermere

A traditional Lakeland middle terrace house situated in a popular residential location and being convenient for access to Queens Park and the centre of Windermere for a range of shops, pubs, restaurants, school, lake and railway station.

This delightful terraced property is a gem waiting to be discovered having been renovated by the sellers and presents a fantastic opportunity for a range of purchasers. The ground floor features two reception rooms, a sitting room with a cosy log burning stove, and a dining room perfect for entertaining guests. A light and airy modern kitchen and a convenient utility room with a toilet complete the ground floor. The first floor includes two bright double bedrooms which have a Jack & Jill shower room which comprises a shower cubicle, wash hand basin to vanity and toilet. The third double bedroom can be found on the second floor which has its own modern bathroom with a freestanding bath, a wash hand basin to vanity and toilet. Outside, the property continues to charm with a paved patio garden featuring planting beds and ample space for outdoor furniture or even a garden shed. A small flower bed at the front complements an established hedge, offering a touch of privacy. On-road parking further adds to the convenience and appeal of this inviting property, making it a must-see for those looking for a modern and well-maintained home with outdoor spaces to enjoy.

The property has been successfully run as a holiday let, making it an ideal investment opportunity for potential buyers and contents are available by separate negotiation. With its location the property has great road links to the rest of the Lake District National Park and the M6 Motorway.

- Delightful terraced house renovated in 2019
- Cosy living room with feature log burning stove
- Light and airy dining room with bay window
- Modern well equipped kitchen with door to rear garden
- All important utility room with toilet
- Three double bedrooms with two on the first floor and one on the second floor
- Two bathrooms with one on the first floor and the other on the second floor
- Paved patio garden to the rear
- On street parking
- Run as a successful holiday let and contents available by separate negotiation

#### 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 D

#### SERVICES

Mains electric, mains gas, mains water, mains drainage

#### COUNCIL TAX:

Business rates.

#### TENURE:FREEHOLD

#### DIRECTIONS

From Crescent Road in the centre of Windermere, take the first turning left after the traffic lights onto Broad Street and turn right at the T junction at the top onto Woodland Road. Turn left off Woodland Road onto Park Road and then the second turning on the left onto Thornthwaite Road. Number 19 is found a short way along on the left hand side.

**WHAT3WORDS:**soak.neater.snowstorm





## GROUND FLOOR

### ENTRANCE HALL

14' 7" x 3' 1" (4.45m x 0.95m)

### SITTING ROOM

11' 11" x 11' 11" (3.64m x 3.63m)

### KITCHEN

10' 2" x 4' 2" (3.09m x 1.26m)

### DINING ROOM

13' 1" x 9' 1" (4.00m x 2.77m)

### UTILITY ROOM

6' 2" x 4' 9" (1.88m x 1.44m)

## FIRST FLOOR

### LANDING

5' 5" x 2' 7" (1.66m x 0.80m)

### BEDROOM

12' 4" x 8' 10" (3.75m x 2.69m)

### BEDROOM

10' 4" x 9' 4" (3.16m x 2.85m)

### BATHROOM

12' 3" x 5' 1" (3.73m x 1.55m)

## SECOND FLOOR

### BEDROOM

12' 9" x 8' 11" (3.89m x 2.71m)

### BATHROOM

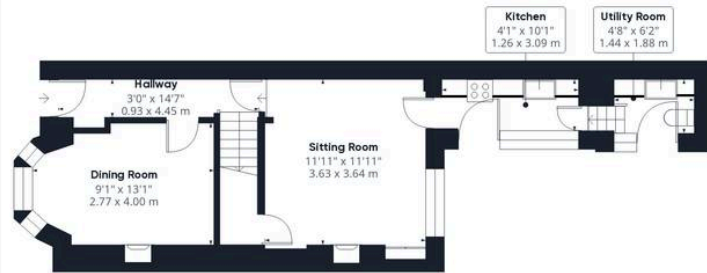
12' 0" x 11' 10" (3.65m x 3.60m)



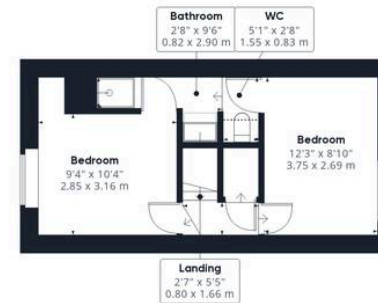








Ground Floor



First Floor



Second Floor

**Approximate total area<sup>(1)</sup>**

951.54 ft<sup>2</sup>  
88.4 m<sup>2</sup>

**Reduced headroom**

78.73 ft<sup>2</sup>  
7.31 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**

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