



18 Beech Street, Windermere  
£299,950





## 18 Beech Street

### Windermere

A well proportioned traditional Lakeland stone built end terrace cottage centrally located within the popular Lakeland village of Windermere yet tucked away on Beech Street. The cottage is conveniently placed for the many amenities available within the village including shops, restaurants, bars and public transport services.

Nestled in the picturesque surroundings of the Lake District National Park, this 2-bedroom end terraced house offers a chance for first time buyers or investment opportunity. The property boasts two reception rooms, comprising a cosy sitting room and a bright dining room, ideal for entertaining guests or relaxing with loved ones. Additional storage space can be found in the cellar, while the kitchen conveniently leads to the rear yard, providing a seamless indoor-outdoor living experience. Upstairs, two generously sized double bedrooms offer peaceful retreats, complemented by a three-piece suite for added convenience. Perks of this property include permit parking and easy access to local amenities and transport services, making daily life a breeze for residents.

Moving to the outside space, the property extends its charm to the rear where an enclosed stone yard awaits. Having space for garden furniture and potted plants, this useful yard can be used for anything. With its quaint setting and practical features, this property's outdoor space completes the package, providing a tranquil retreat to unwind and enjoy the beauty of the Lake District right at your doorstep.



- End terraced property
- Located in the heart of the Lake District National Park
- Having two reception rooms with a sitting room and dining room
- Cellar with ample storage space
- Kitchen which leads to the rear yard
- Easy access to local amenities and transport services
- Two double bedrooms
- Enclosed yard to the rear
- Three piece suite
- Permit parking

#### **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 E**

#### **SERVICES**

Mains electric, mains gas, mains water, mains drainage

#### **COUNCIL TAX: BAND C**

#### **TENURE: FREEHOLD**

#### **DIRECTIONS**

From the Windermere office take a left followed by the second left onto Beech Street to find number 18 on the right at the end.

**WHAT3WORDS:** fries.regress.vacancies







## LOWER GROUND FLOOR

### CELLAR

14' 0" x 13' 1" (4.26m x 4.00m)

### GROUND FLOOR

#### ENTRANCE HALL

14' 4" x 3' 1" (4.38m x 0.95m)

#### DINING ROOM

11' 3" x 10' 4" (3.42m x 3.16m)

#### SITTING ROOM

12' 10" x 11' 0" (3.92m x 3.36m)

#### KITCHEN

12' 7" x 5' 3" (3.84m x 1.59m)

## FIRST FLOOR

### LANDING

4' 4" x 3' 9" (1.31m x 1.15m)

### BEDROOM

12' 11" x 11' 0" (3.93m x 3.35m)

### BEDROOM

10' 11" x 8' 4" (3.34m x 2.55m)

### BATHROOM

6' 9" x 4' 2" (2.06m x 1.26m)







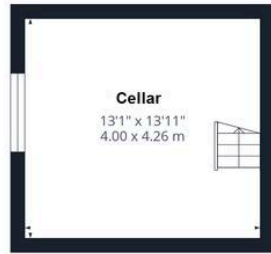








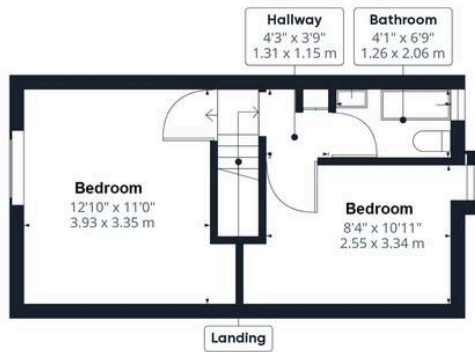




Lower Ground Floor



Ground Floor



Floor 1

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

855.61 ft<sup>2</sup>

79.49 m<sup>2</sup>

(1) Excluding balconies and terraces

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.

**GIRAFFE360**

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