



11 Park Road, Windermere  
£395,000



## 11 Park Road

### Windermere

A delightful family home situated within the heart of Windermere. Ideally located close to local parks, schools and within walking distance to the village centre with its plethora of independent shops, bars, restaurants and railway station.

Nestled in a residential area, this charming terraced property presents a fantastic opportunity to acquire a delightful 3-bedroom home. Boasting two reception rooms, the sitting room features a cosy wood burner, while the dining room showcases an inviting open fireplace. The kitchen offers convenient access to the rear garden. The property enjoys three generously sized double bedrooms and a family bathroom with a three-piece suite all located on the first floor. Gas central heating provides warmth throughout the residence. Located within easy reach of local amenities, this residence offers a convenient and comfortable lifestyle for its occupants.

The front and rear gardens provide a nice escape, with the rear garden specifically presenting a paved patio area perfect for hosting gatherings or relaxing with loved ones. The rear garden also features three outbuildings comprising a store room, W.C., and a utility area, offering ample storage solutions for any homeowner. At the front, a fenced garden with well-established hedges encloses a lawn and patio seating area, creating a welcoming first impression. Further enhancing the property is the added convenience of driveway parking, ensuring that every visit to this charming home begins with ease and comfort. Don't miss your chance to make this enchanting house your new home.

- Charming character terraced property
- Pleasant front garden & useful rear courtyard with storage outbuildings
- Two reception rooms with the sitting room having a wood burner and the dining room having an open fireplace
- Short stroll to the park, shops, restaurants & railway station
- Neutrally decorated & ready to move straight in
- Within the very heart of Windermere village
- Three DOUBLE bedrooms
- Ideal home or investment opportunity
- Sold with no ongoing chain
- Driveway parking for one vehicle





## GROUND FLOOR

### ENTRANCE HALL

16' 1" x 3' 2" (4.90m x 0.97m)

### SITTING ROOM

15' 7" x 11' 8" (4.75m x 3.56m)

### DINING ROOM

14' 4" x 10' 8" (4.38m x 3.26m)

### KITCHEN

9' 10" x 7' 10" (3.00m x 2.38m)

## FIRST FLOOR

### LANDING

14' 2" x 6' 7" (4.32m x 2.00m)

### BEDROOM

14' 3" x 13' 3" (4.35m x 4.03m)

### BEDROOM

11' 4" x 8' 11" (3.46m x 2.71m)

### BEDROOM

10' 11" x 8' 5" (3.34m x 2.56m)

### BATHROOM

8' 3" x 7' 3" (2.52m x 2.22m)

## 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

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COUNCIL TAX: BAND D

TENURE: FREEHOLD

## DIRECTIONS

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 11 on the left.

**WHAT3WORDS:** output.fines.accompany

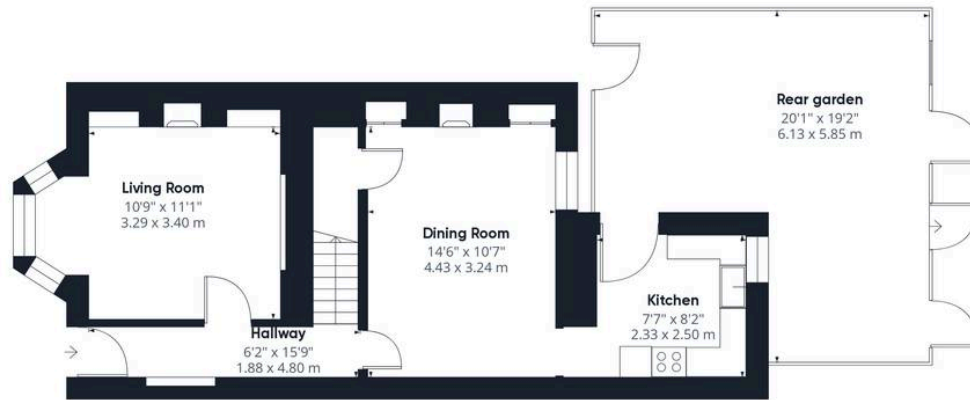
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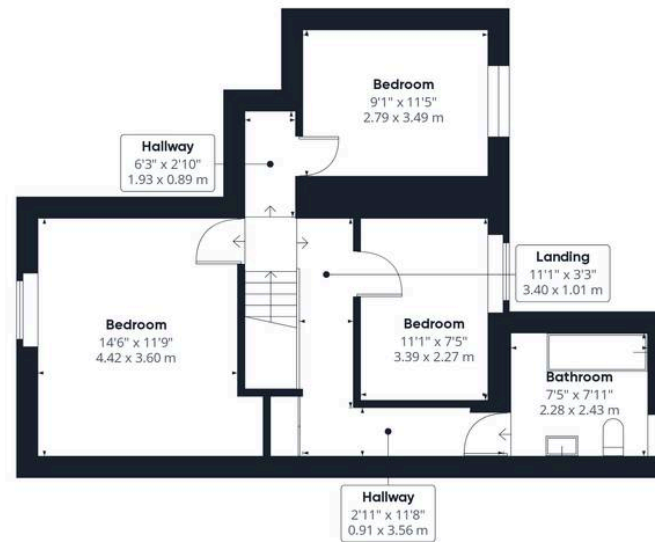








Ground Floor



Floor 1

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

1008.68 ft<sup>2</sup>  
93.71 m<sup>2</sup>

**Balconies and terraces**

306.99 ft<sup>2</sup>  
28.52 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 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**

**THW Estate Agents**

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