



3 Fairhaven Main Road, Windermere  
£295,000





### 3 Fairhaven Main Road

Windermere

Set within a traditional stone built Victorian building, is a delightful two bedroom maisonette, which has the benefit of its own private entrance. The property is one of just seven apartments converted in 1966 within Fairhaven. Located in the centre of Windermere it is close to all the amenities and local transport services the town has to offer.

Nestled within the heart of the town's vibrant centre lies this charming 2 Bedroom Maisonette, offering a tranquil retreat. As you step inside the property, you will find the kitchen facing you with the dining room to the left and the sitting room to the right, both reception rooms create the perfect space for entertaining friends or relaxing after a long day. The apartment benefits from electric heating throughout, ensuring warmth during the cooler months. On the first floor the two double bedrooms provide comfortable living spaces, with easy access to the three-piece suite bathroom. The property also comes with a basement which is perfect for all your storage needs.

To the front, a delightful private seating area welcomes you, complete with space for potted plants. The gravelled pathway meanders around to the communal garden areas, adding a touch of nature to the surroundings. With communal parking available, convenience is key for residents seeking effortless daily living.

With its central location and close proximity to local amenities, this Maisonette offers the best of both worlds for those looking to experience the charm of a Victorian building coupled with modern comforts. Don't miss the chance to make this your new home sweet home!



- Maisonette set within a traditional stone built Victorian building
- Central location
- Light and airy sitting room and a dining room
- Electric heating throughout
- The kitchen is set between the sitting room and dining room
- Easy access to local amenities
- Two double bedrooms
- Private garden area and communal grounds
- Three piece suite bathroom
- Communal 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 F**

#### **SERVICES**

Mains electric, mains water, mains drainage

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

#### **TENURE: LEASEHOLD**

#### **DIRECTIONS**

On entering Windermere village on New Road from Bowness, continuing on Main Road 3 Fairhaven can be found just after Windermere filling station on the left.

**WHAT3WORDS:**rooks.empire.dividers







## GROUND FLOOR

### ENTRANCE HALL

8' 0" x 7' 1" (2.44m x 2.17m)

### SITTING ROOM

14' 10" x 13' 4" (4.52m x 4.07m)

### KITCHEN

8' 4" x 7' 9" (2.54m x 2.35m)

### DINING ROOM

12' 8" x 10' 5" (3.86m x 3.17m)

## FIRST FLOOR

### LANDING

18' 3" x 6' 9" (5.55m x 2.06m)

### BEDROOM

16' 9" x 14' 1" (5.11m x 4.29m)

### BEDROOM

11' 5" x 9' 8" (3.49m x 2.94m)

### BATHROOM

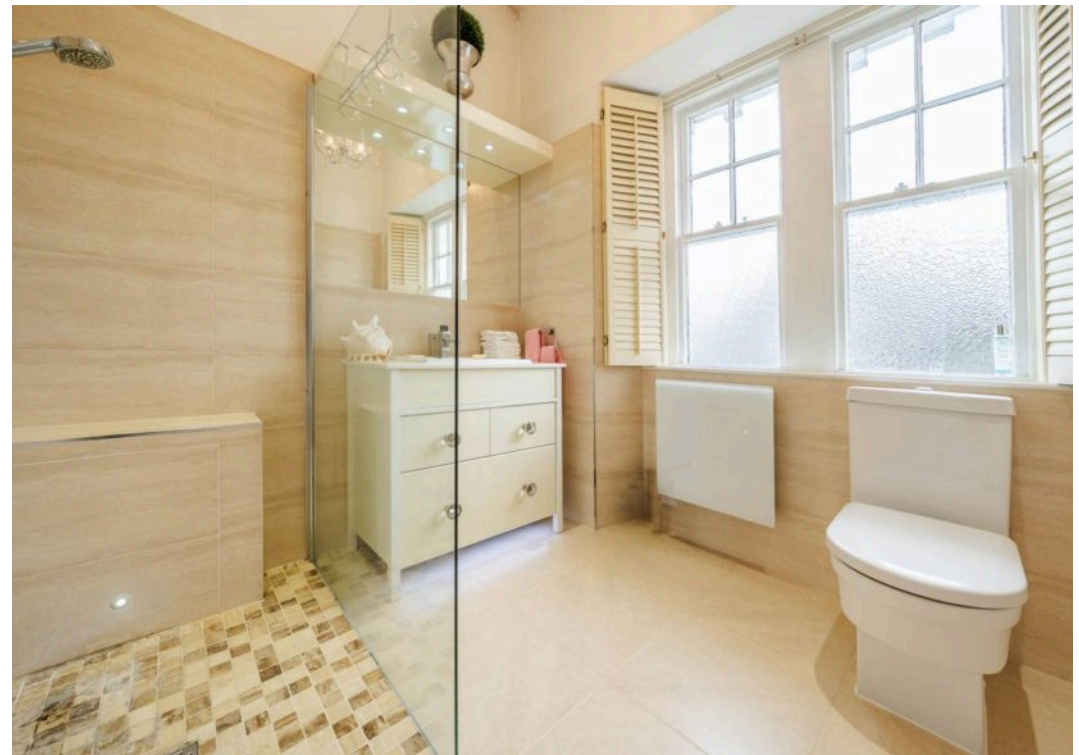
8' 5" x 8' 0" (2.56m x 2.43m)

### CELLAR

29' 4" x 16' 9" (8.94m x 5.10m)















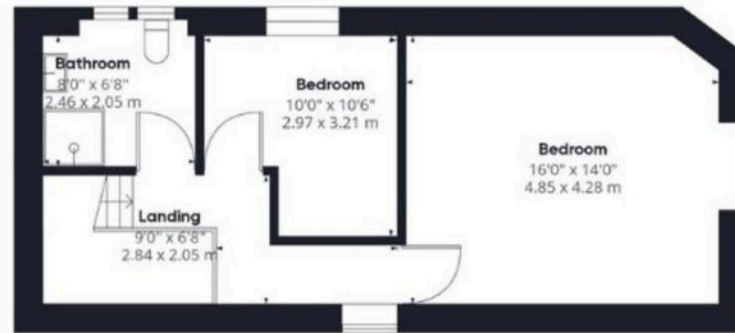




Floor 0



Floor 1



Floor 2

## THW Estate Agents

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