



**HACKNEY
& LEIGH**

Windermere

£260,000

20 Upper Oak Street, Windermere, LA23 2LB

Situated in a convenient level position within the heart of the popular Lakeland village of Windermere, this deceptively spacious, two-storey stone and slate property presents an exciting opportunity for purchasers seeking a home they can personalise to their own taste and needs.

Quick Overview

- Deceptively spacious house
- 3 good bedrooms
- Scope to personalise and upgrade
- Private rear yard
- UPVC Double glazing and gas central heating
- Convenient level position
- No onward chain
- On street parking
- Good bus and train service closeby
- Ultrafast broadband available



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Ultrafast
available



On street parking

Property Reference: W6388



Bedroom 2:



Bedroom 3



Living Room



Living Room

Now in need of updating throughout, the property offers well-proportioned accommodation comprising three bedrooms, a living room, kitchen and bathroom, together with outdoor space. The layout provides a solid foundation for improvement, with excellent scope to enhance and reconfigure if necessary, subject to any consents.

The property's highly desirable location places a wide range of village amenities within easy walking distance, including shops, cafés, restaurants, schools and transport links, making it well suited as a permanent residence, second home or investment opportunity.

Step inside the entrance hall at ground floor level where you will find hanging for cloaks and access to all the rooms, large space fully floored with light and lower ground floor. The first room is a double bedroom or multi purpose room with a front aspect and built in wardrobe. A further bedroom is located to the rear of the property and adjacent there is a bathroom with panelled bath with chrome shower over, WC, wash hand basin, tiling to walls and airing cupboard housing gas fired boiler.

At lower ground floor there is a useful walk in cupboard, ideal for storage and housing meters. The living room is well proportioned and has a tiled open fireplace, understairs storage area and aspect over rear yard. Beyond the kitchen offers a good range of wall and base units, contour work surface incorporating a single drainer sink unit with 4 ring electric hob with concealed extractor over, built in oven, plumbing for washer and tiled splashbacks. There is access to the rear yard and a window to the side.

A bedroom located off the living room is a double room with a window which provides good natural light and again could generate an alternative use.

The rear yard is fully enclosed for great privacy and there are two outbuildings which require attention, however could create good storage or utility space etc.

Don't miss this chance to create a comfortable and attractive home in one of the Lake District's most popular villages.

Accommodation (approximate measurements)

Ground Floor Entrance Hall:

Bedroom 2: 10' 9" x 10' 7" (3.28m x 3.23m)

Bedroom 3: 15' 0" x 7' 6" (4.57m x 2.29m)

Bathroom:

Lower Ground Floor:

Living Room: 14' 4" x 11' 11" (4.37m x 3.63m)

Kitchen: 10' 6" x 7' 8" (3.2m x 2.34m)

Bedroom 1: 10' 9" x 10' 7" (3.28m x 3.23m)

Property Information:

Tenure: Freehold

Services: Mains water, drainage, electric and gas. UPVC double glazed windows throughout.

Council Tax: Westmorland and Furness Council - Band C

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

Viewings: Strictly by appointment with Hackney & Leigh.

What3Words and Directions: ///slurping.repayment.harp
From Crescent Road in the village centre, before the Co-Op turn left onto Oak Street. Proceed along Oak Street continuing onto Upper Oak Street where number 20 can be found on the right.

Anti Money Laundering Regulations: Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat).



Kitchen



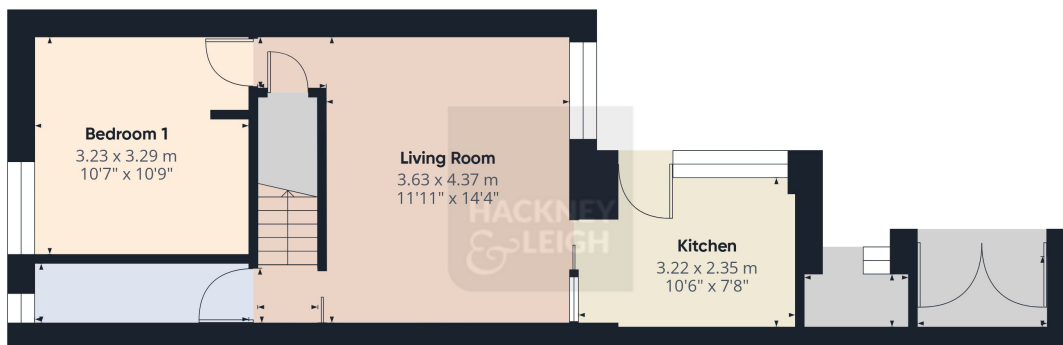
Bedroom 1



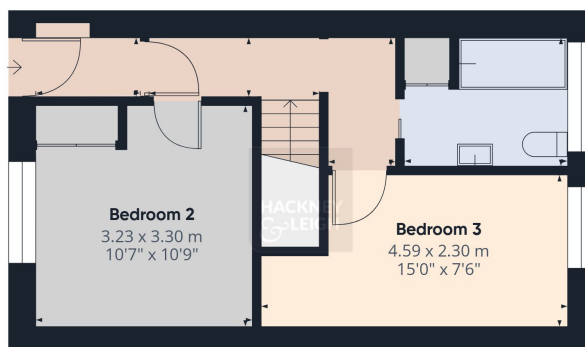
Bathroom



Rear Yard



Lower Ground Floor



Ground Floor



Approximate total area⁽¹⁾

78.5 m²
843 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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