



Birch Cottage, 8 Edinboro

Ambleside LA22 9EN

£990 Per Calendar Month (Holding Deposit May Apply)

Birch Cottage, 8 Edinboro

Ambleside

Located in the sought after village of Ambleside on a quiet cul-de-sac complimented with views of surrounding hill tops and countryside. Conveniently placed to gain access to a wide range of amenities, including shops, restaurants, post office, doctors, churches etc. Whilst there are numerous country and fell walks close by.

This two bed terraced cottage is a must view. Fully furnished with countryside views the property comprises a cosy lounge with feature gas fire, kitchen/diner with ample storage and access to rear refuse storage. There is a double (currently twin) bedroom and a four piece bathroom suite to the 1st floor with the second bedroom located on the 2nd floor. Externally the property benefits from a private parking space and divorced lawned garden with garden furniture.



Accommodation

Entrance via front door in to lounge.

Lounge

16'10" x 12'2"

A cosy space with a two leather sofas, arm chair shelving and flat screen TV. Views from the lounge towards the fells.

Kitchen/Diner

15'10" x 12'2"

Fitted kitchen with four ring gas hob and oven. There is a dining table with four chairs and a storage cupboard to one wall as well as under-stairs storage.

Storage

Additional storage cupboard located under the stairs off the kitchen/diner.

Stairs & Landing

Staircase on to 1st floor landing giving access to the 2nd floor.

Bedroom One

17'11" x 10'5"

Double room currently used as twin room with feature fire and ample bedroom furnishings.

Bathroom

Fitted four piece suite comprising of panelled bath, pedestal wash basin, low flush W.C and a separate shower cubicle. There is an airing cupboard ideal for storing towels and line.

Bedroom Two

26'4" x 14'10"

Located on the 2nd floor the master bedroom is complimented with reading/study area and is an ideal space to sit and enjoy the surrounding views while relaxing.

Outside

To the rear there is a small space for storing refuse with a separate lawned garden to the front. The garden is kept private by surrounding hedge rows and there is garden furniture provided. In addition there is a private parking area for one car.

Directions

From Windermere continue along the A591; follow the one way road round to the left, turn right at the T junction. Keeping in the left hand lane continue onto Crompton Road. Stay in the left hand lane through the traffic lights. At the roundabout take the 2nd exit on to Smithy Brow. Continue forward keeping left on to Kirkstone Road, in ¼ mile turn right & instantly left on to Edinboro, the property is located on the left at the bottom of the driveway.

Services

All mains services are connected. Newly install A rated gas central heating boiler (December 2023).

Council Tax Band

C. Approximately . £1,588.13

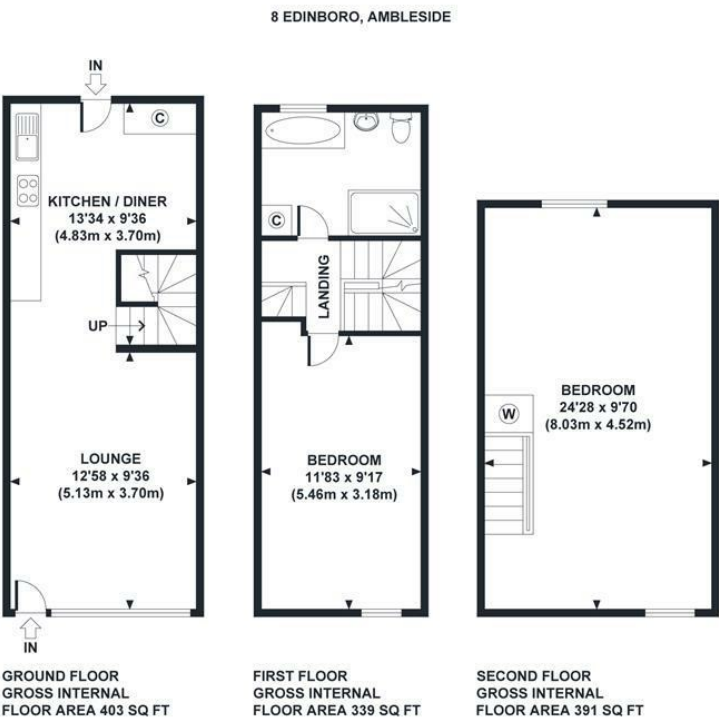
EPC

D

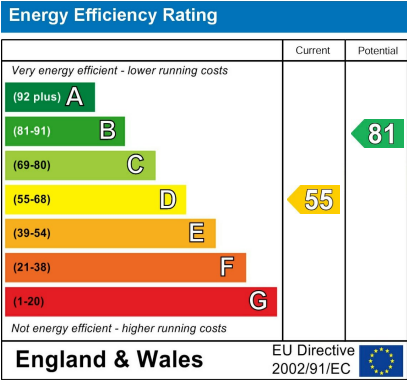
Any Other Relevant Information

A holding deposit, no more than 1 weeks rent is payable per tenancy. Please ask agent for further details.
Fully Furnished.





APPROX. GROSS INTERNAL FLOOR AREA 1133 SQ FT / 105.26 SQ M
For illustrative purposes only. Not to scale



Viewing is strictly by appointment with the sole agents
The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

