



5 Station Road

Staveley, LA8 9NB

Guide Price £365,000

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Staveley

Located in the heart of the sought after village of Staveley, 5 Station Road is a three-bedroom semi detached property, with a large open plan living space and sitting room on the ground floor and three bedrooms and a family bathroom on the first floor. Outside there is an enclosed garden to the rear, low maintenance garden to the front and a driveway for several vehicles. Built in the late 1800's this property has been lived in and loved by the same family for the last 50 years. The property benefits from double glazing to the ground floor rooms and a boiler which was installed in the last few years. The property is now in need of updating and modernizing making this the ideal house for a new family to put their own stamp on it.

The property is located within Staveley village centre. The village has a thriving sense of community and is one of the most popular villages in the Lake District. The village has excellent amenities including a local brewery, shops, cafes, a pub, a primary school, a theatre, a village hall, a church and a variety of leisure and recreational facilities. Staveley railway station is on the Windermere to Kendal line with a direct links to Oxenholme for the London to Glasgow West Coastline. Staveley is also convenient for Windermere, Ambleside, and junction 36 of the M6 motorway.



Accommodation

Enter through the front door into the hallway.

Hallway

There is a radiator, a window onto the side of the property and stairs up to the first floor.



Sitting Room

A small sitting room with a window looking out to the front of the property. There is a decorative fireplace with an electric fire, picture rail, two wall lights and a radiator.



Open Plan Living, Dining and Kitchen.

A large extended room with multipurpose there is a comfortable sitting room area, with an Ingle Nook fireplace with a log burner and a wooden mantel over. There are alcoves to either side, one side is fitted with shelves. There is a large under stairs cupboard which offers a good storage area. The dining area has sliding patio doors with steps down to the garden, there is ample space for a dining table. A glass and wood decorative divider currently separates the kitchen area off from the dining area. The kitchen is of a good size and currently offers base units with a work top. A large kitchen window over looks the garden, with a stainless steel sink below. There are also wall shelves and a wall mounted boiler. There is a free-standing gas cooker, fridge and a washer. An external door leads out to the driveway. Stairs lead up to the first floor landing, which has a loft hatch and a radiator.

Bedroom One

Located at the front of the property this double bedroom offers a range of fitted wardrobes with hanging and shelving, a radiator picture rail and a large wooden window.



Bedroom Two

Single room at the rear of the property with a radiator and a window overlooking the garden.

Bedroom Three

Single room at the rear of the property with a radiator and a window overlooking the garden.

Bathroom

Three-piece white suit comprising of bath, Pedestal hand basin and WC. There is a bathroom window with obscure glass and a wall mounted heated towel rail. The walls are fully tiled.

Outside

A lovely private garden with a lawn and planted borders with mature shrubs, there is a paved area outside the patio doors, the perfect spot to catch the morning sun. There is also a shed for storage and an outside tap. The driveway goes down the side of the house and offers parking for several vehicles. At the front of the house there is a canopy over the front door, a low maintenance, graveled area which is great for potted plants, and external plugs.

Directions

Travelling from Kendal towards Windermere, take the first right hand turn signposted for Staveley. Continue through the village along Main Street and take a right hand turn after the pedestrian crossing onto Station Road, number 5 can be found 200 hundred yards up on the left-hand side.

Whatthreewords: [///files.scornful.bandstand](http://files.scornful.bandstand)

Services

All main services are connected

Tenure

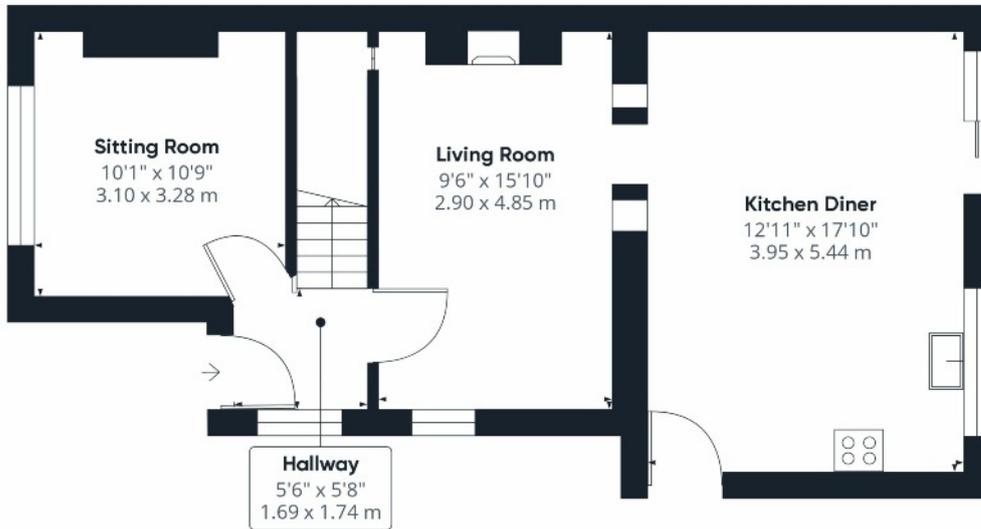
Freehold

Internet Speed

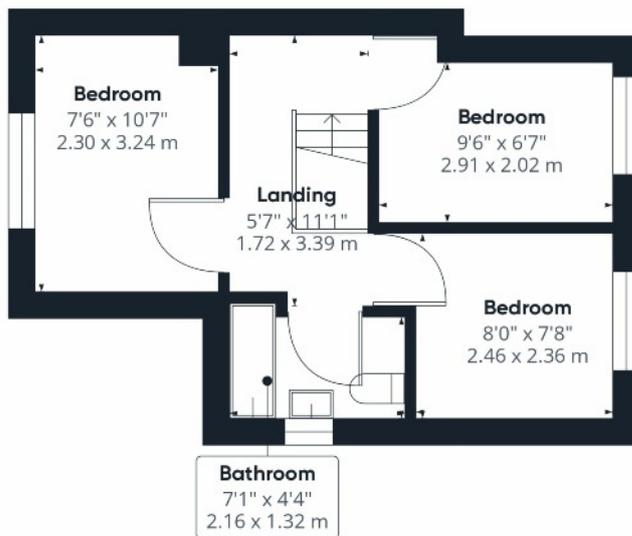
Ultrafast speed of 1000mbps download and for uploading 1000 Mbps as per Ofcom website.

Council Tax Band

D



Floor 0



Floor 1

Approximate total area[™]
 849.1 ft²
 78.88 m²

(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.

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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 are 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.

