



25 South Craig

Windermere, LA23 2JH

Guide Price £300,000

25 South Craig

Windermere

Opportunity arises to purchase a 2 Bedroomed semi-detached bungalow, occupying a corner plot at the head of a private cul de sac. The property is in need of updating and modernizing, however offers great scope to put your own stamp on it. Located in a sought-after area of South Craig, the property is close to the amenities of both Windermere and Bowness. This property offers both a peaceful and convenient setting. The property has double glazed windows and gas fired central heating. Outside the property enjoys a corner plot, with driveway parking and enclosed rear patio garden for ease of upkeep.

Located in the town of Windermere, this bungalow is conveniently situated near a range of amenities, including shops, restaurants, and schools. The stunning Lake Windermere is just a short distance away, offering endless opportunities for water sports, leisurely walks, and breathtaking views.



Accommodation

External door leads into

Entrance Hallway

With access to the rear garden and side door to the garage. The hallway gives access to all room and has an airing cupboard with the hot water tank and wall mounted gas central heating boiler.



Sitting room

Double doors from the hallway lead into the spacious living room features a large window and external door out the rear garden.



Kitchen

Fitted with wall and base units with laminate work top, which incorporate a small breakfast bar area with space for stools underneath. Stainless steel sink and draining board with window over. Space for freestanding fridge. Electric over and 4 ring hob with extractor fan over.

Bedroom one

A good size double room with fitted wardrobes with hanging rail and shelf. Window looking out to the front garden, with radiator.

Bedroom two

Double room with fitted wardrobes with hanging rail and shelf. Window looking out onto the rear garden, with radiator.



Bathroom

A three piece suite in lemon comprising of a bath, WC and pedestal hand basin. Fully tiled walls. A window with obscure glass, radiator and wall mounted heater and extractor fan.

Outside

The property benefits from a private front and rear enclosed garden, both areas are overgrown and in need of some taming. To the front of the property there is a large amount of mature bushes and patio area and access to a side door into the garage. The rear garden is fully enclosed with a wall and mature bushes. There is a garage with an up and over door and is currently in need of some repairing roof work. There is driveway and parking.

Services:

Mains gas, water and electricity.

Tenure:

Freehold.

Council Tax:

Westmorland and Furness Council - Band D.

Internet Speed

Superfast speed of 56 Mbps download and for uploading 11 Mbps as per Ofcom website.

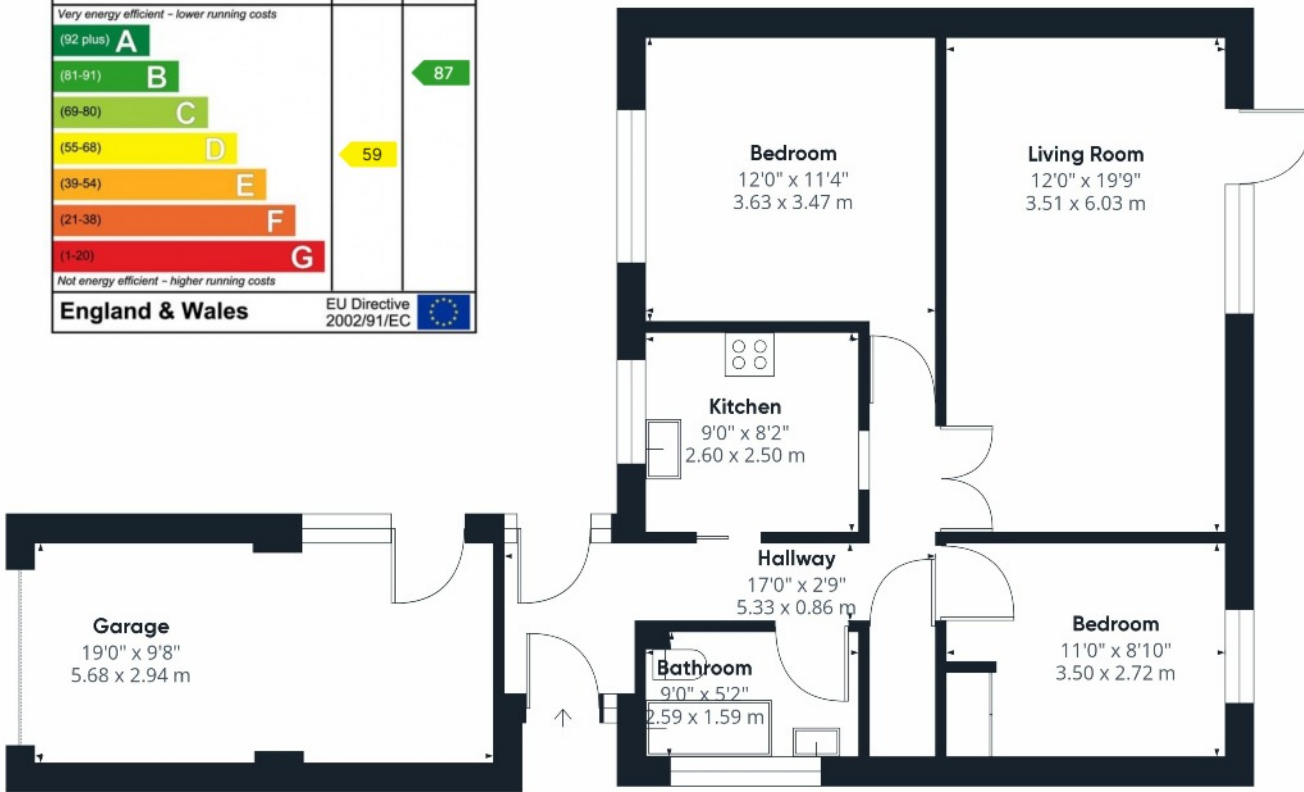


Directions

From Windermere proceed towards Bowness on Lake Road, bearing left onto Beresford Road with Beresfords Restaurant on the corner. Turn first left onto South Craig and follow the road around and up the hill. No. 25 is on the left-hand side at the bottom of the cul de sac.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D	59		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Approximate total area⁽¹⁾
 871.66 ft²
 80.98 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.

GIRAFFE360

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.

