



145a Craig Walk

Bowness-on-Windermere, LA23 3AX

Guide Price £185,000

Ellerthwaite Square, Windermere, Cumbria LA23 1DU

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Description

145a Craig Walk is nestled in the heart of Bowness-on-Windermere, situated on the ground floor in a captivating large stone built end terrace Lakeland house featuring three unique one bedroom apartments. What makes this property truly exceptional is its advantageous and peaceful location, offering views over Bowness towards Claife Heights.

Bowness-on-Windermere, renowned for its allure in the Lake District National Park, draws countless visitors throughout the seasons. Its array of shops, eateries, bars, and attractions ensure an unforgettable experience. Conveniently situated just a few minutes' stroll from picturesque Bowness Bay, the property caters to visitors arriving by both car and rail. For nature enthusiasts, the central fells, famously cherished by Alfred Wainwright, offer an assortment of rewarding challenges. Alternatively, the numerous lower paths and lakeside walks provide a more leisurely exploration of the surroundings. Adding to the allure, a plethora of local attractions and country houses enrich the overall visitor experience. This flat will suit a range of buyers including local workers and first time buyers or investors for holiday letting, short term letting or holiday bolt hole.

Accommodation

The property's front door is uniquely situated on the side of the house, while a rear door can be accessed down some steps from the rear.

Upon entering the ground floor flat, you'll find a compact yet functional kitchen area featuring a sink unit and worktop with shelves above and below on one wall, as well as space for a freestanding electric cooker. The kitchen is partially tiled, and steps lead up to a utility area equipped with space and plumbing for a washer-dryer and ample room for a freestanding fridge freezer. Beyond the recently modernized utility area lies a storage space with restricted head height, housing the newly installed electric boiler.

Continuing from the kitchen, a charming snug area awaits, complete with a window to the side of the property, currently utilised as a sitting area. A fireplace, currently boarded over, adds a touch of character and could easily be restored.

Moving through the inner hallway beside the front door, you'll discover the main sitting area, currently used as a second bedroom, benefiting from views towards the fells, making it a serene and inviting space. Beside this room is a delightful double bedroom with a window offering scenic views towards the lake and fells. This bedroom also features a fitted bookcase and storage area. The shower room boasts tastefully tiled walls and a spacious newly installed shower with glass sliding doors, along with a WC and hand basin.

Outside

145a Craig Walk has a side patio area and a front garden area offering the potential for creative redesign to create charming outdoor spaces. Residents on street parking, requires permit from local authority.

Directions

From our Windermere office in Ellerthwaite square head towards Bowness on New Road continuing as Lake Road. Turn left onto Beresford Road. Continue along Beresford Road to the T-Junction and turn right onto Craig Walk. At the junction turn left and immediately right along a private lane. 145 can be found at the far end on the right hand side. 145a Craig Walk is the bottom flat accessed via the garden.

Whattreewords: ///clouding.limped.walkway

Services

Mains services. Electric central heating boiler.

Tenure

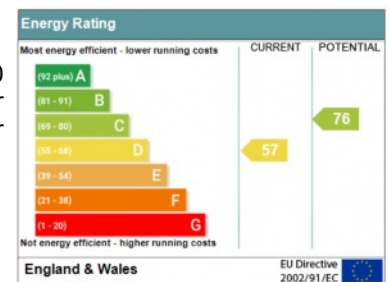
Freehold. The above two flats will be leasehold and pay a 50p peppercorn ground rent. The 3 flats will share responsibilities for the maintenance of the building and annual building insurance costs.

Internet Speed

Superfast speed of 80 Mbps download and for uploading 20 Mbps as per Ofcom website.

Council Tax Band

B



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.

