



2 Tweenways

Wansfell Road, Ambleside, LA22 0EG

Guide Price £300,000

2 Tweenways

Wansfell Road, Ambleside

2 Tweenways is a superb one bedroom traditional Lakeland mid terrace cottage in the centre of this highly popular Lakeland village, with the distinct advantage of private off road parking and small patio area. A generously proportioned cottage with spacious front hallway, open plan living, kitchen, diner, double bedroom and large four piece bathroom, presumably once a bedroom.

Surprisingly for a mid terrace property it does have a number of dual aspect rooms allowing for plenty of light and attractive view towards Wansfell Pike.

The property will suit a variety of buyers whether as an ideal low maintenance second property, possibly a main residence or as is, a well established and highly popular holiday let property, currently let with Sykes Cottages. The property is being sold with all forward bookings and the majority of contents. The property generates approximately £20,000 per annum.

Well placed close to the centre of this most popular Lakeland town with a large variety of amenities close by including shops, restaurants, post office, public houses and not to mention a vast number of walks from the doorstep.



Accommodation

UPVC door leading into private entrance porch/hall providing useful cloaks area with tiled floor. Recess shelving. Feature arched door leading into;

Kitchen Diner

15'0 x 8'8 (4.57m x 2.63m)

Open plan kitchen dining area with a comprehensive selection of wall and base units with display cabinets and work top. Stainless steel sink unit with mixer tap. Four ring gas hob with electric oven. Integrated fridge, freezer, dishwasher and washing machine. Part wall and fully floor tiled. Attractive dual aspect including views towards Wansfell Pike. Open plan leading to;



Living Room

11'7 x 11'4 (3.53m x 3.45m)

Dual aspect room with a view towards the Catholic Church. Oak floor and open wide staircase with recess shelving. TV point.



First Floor

Landing with velux window and wood effect floor.

Bedroom

14'6 x 11'4 (4.43x 3.45m)

Attractive double room with view towards the Catholic Church. Original painted cast iron surround. Deep built in wardrobe over the stair well with a comprehensive selection of shelves.



Bathroom

Large four piece white suite comprising vanity wash hand basin, WC, stepping up to corner panelled bath and separate shower. Majority wall tiled and fully floor tiled. Heated towel rail and extractor fan. Electric light/shaver and under floor heating.



Outside

Excellent private designated parking with paved path leading to small patio area with attractive view towards Wansfell Pike, leading to the private entrance.

Services

All mains services. Gas central heating.

Tenure

Freehold.

Directions

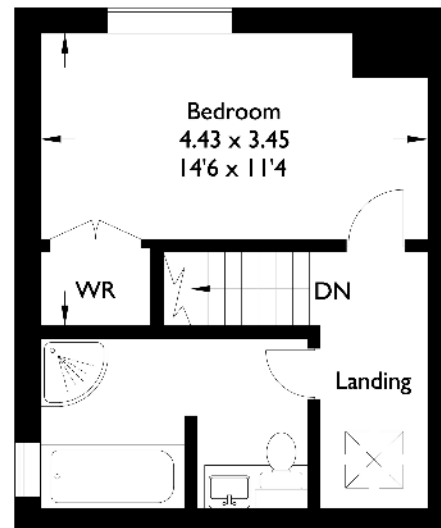
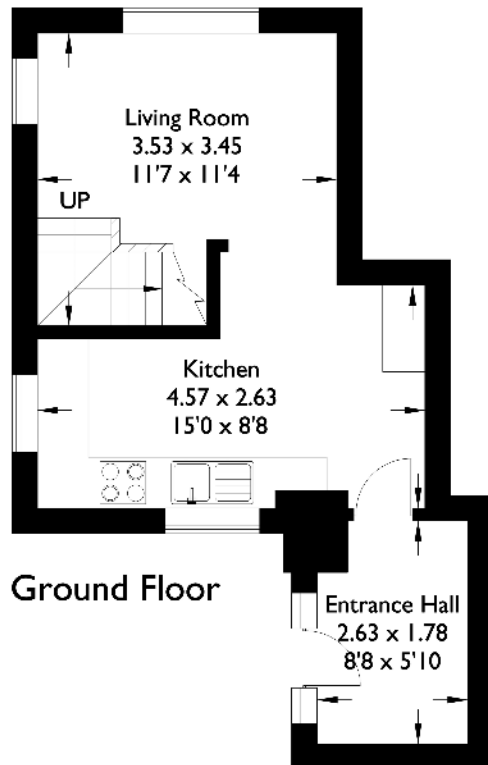
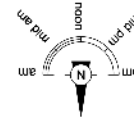
From our office proceed onto Lake Road taking the right hand lane. Turn right onto Wansfell Road the property can be found on the right hand side.

Council Tax Band

A

2 Tweenways

Approximate Gross Internal Area : 52.96 sq m / 570.05 sq ft
 Total : 52.96 sq m / 570.05 sq ft



Ground Floor

First Floor

For illustrative purposes only. Not to scale.
 Whilst every attempt was made to ensure the accuracy of the floor plan,
 all measurements are approximate and no
 responsibility is taken for any error.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
68-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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.

