



5 Kirkfield

Ambleside, LA22 9HA

Guide Price £225,000

5 Kirkfield

Ambleside

A good opportunity to acquire a three bedroom, mid terrace property. Ideal as a family home or for a first time buyer. With well proportioned accommodation with the advantage of gas fired central heating and benefitting from recent installation of UPVC double glazed windows. Although the property will require some moderisation it's a comfortable home with manageable small garden, attractive views and with the ability to park directly to the rear.

Situated on the edge of the popular and well established residential estate known as Kirkfield, just off Kirkstone Road on the edge of Ambleside. Having the benefit of residents parking. Conveniently positioned nestled close to all the village amenities including a variety of shops, restaurants, schools, doctors, library etc.

Please note the property has a Local Occupancy Clause.





Accommodation

UPVC double glazed door leading into;

Hallway

Main hallway with highly useful and spacious storage cupboards.

Cloak Room

With WC and wash hand basin.

Kitchen/Diner

Spacious bright area big enough for a dining table with reconfiguration. Large windows looking out to the front of the property. Good selection of wall and base units with stainless steel sink unit with mixer tap. Gas cooker point. Partial wall tiled.

Living Room

Spacious room with electric fire. The room could be enlarged by incorporating the rear entrance/cupboard. Window looking out to rear patio.





Rear Hall/Cupboard

Useful storage cupboard. There is a rear UPVC door giving access to the garden. Loft hatch.

First Floor

Hallway with a variety of excellent storage cupboards. One housing the gas central heating boiler.

Front Bedroom One

Spacious main double bedroom with views out towards Wansfell Pike.

Rear Bedroom Two

Generous double bedroom with large window looking out to the garden. Country views.

Bedroom Three

A spacious single bedroom with views to rear.

Shower Room/Wet Room

Three piece suite comprising of an electric shower, pedestal wash hand basin and WC. Obscured glass window and heated towel rail. Part panelled walls.





Outside

To the front there is a small store housing the gas and electric meters. To the rear there is a west facing split level patio. Steps to street parking.

Directions

From the centre of Ambleside head up North Road onto Kirkstone Road passing the converted Chapel and turn left, continue straight up until the second right the property is on the first terrace on the left. With parking to the rear and benefits on the edge of the development.

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Tenure

Freehold.

Services

All mains services. Gas central heating.

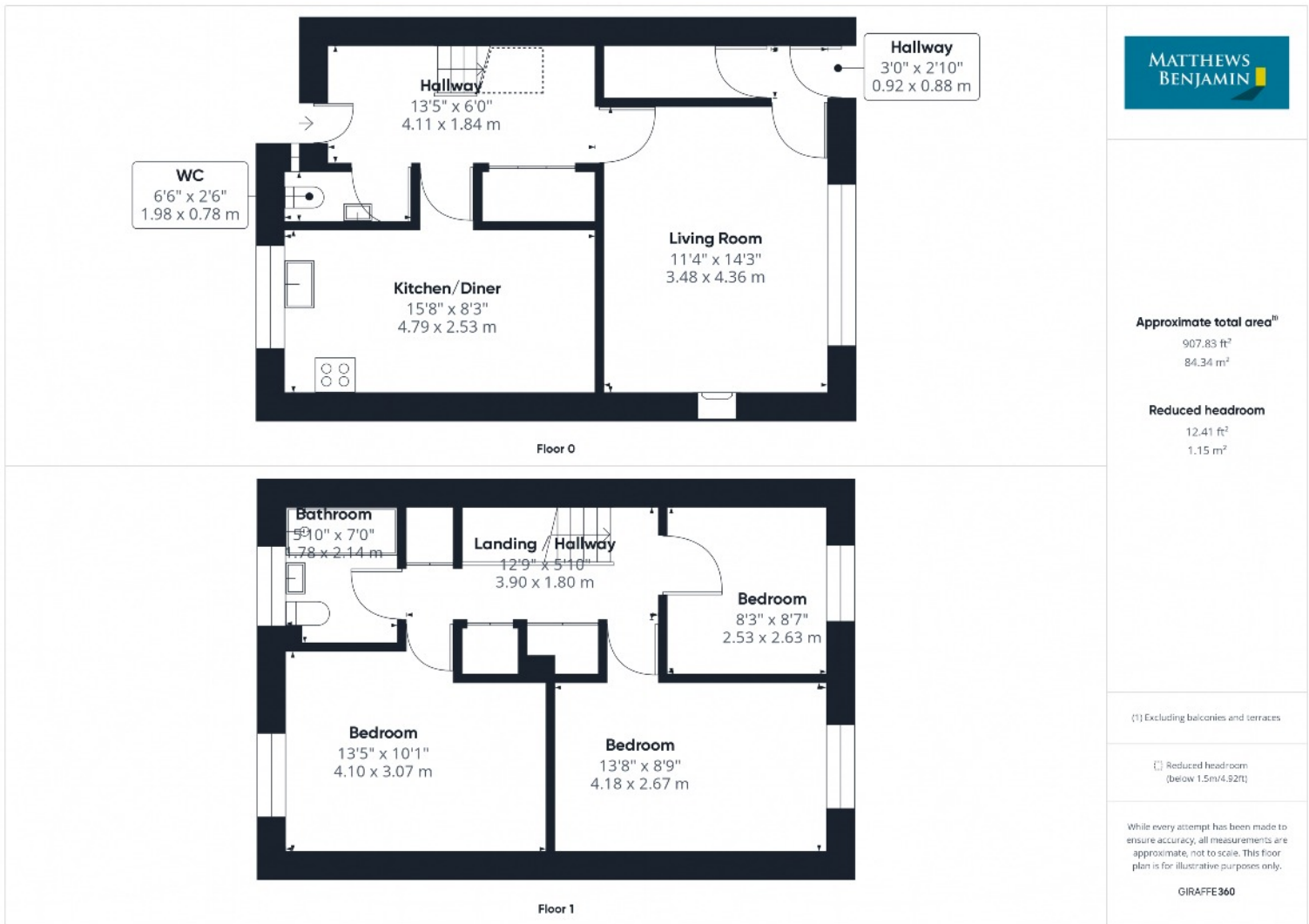
Council Tax Band

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Broadband

1000 Mbps download speed (based on Ofcom.com results)





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.