

Cumbrian Properties

5 Park Close, Scotby



Price Region £275,000

EPC-E

Extended semi-detached property | Sought after village location
2 reception rooms | 3 bedrooms | 2 bathrooms
Driveway parking & garage | Mature rear garden

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2/ 5 PARK CLOSE, SCOTBY, CARLISLE

Situated in the sought after village of Scotby, an extended, three bedroom, two bathroom semi-detached property sold with the benefit of no onward chain. The accommodation briefly comprises entrance porch, entrance hall, wet room, lounge, 28'3 dining kitchen with Velux windows and French doors to the rear garden, and snug with pantry. To the first floor there are three bedrooms, two with fitted wardrobes, and a three piece bathroom with fitted shelved storage cupboard. Block paved front garden providing off-street parking, low maintenance mature rear garden with patio, secluded courtyard area and garage. Scotby provides an abundance of local amenities including public house, village shop and Willowbeck lodge and restaurant, and is within easy access of the A69 Carlisle to Newcastle road and the M6 motorway.

The accommodation with approximate measurements briefly comprises:

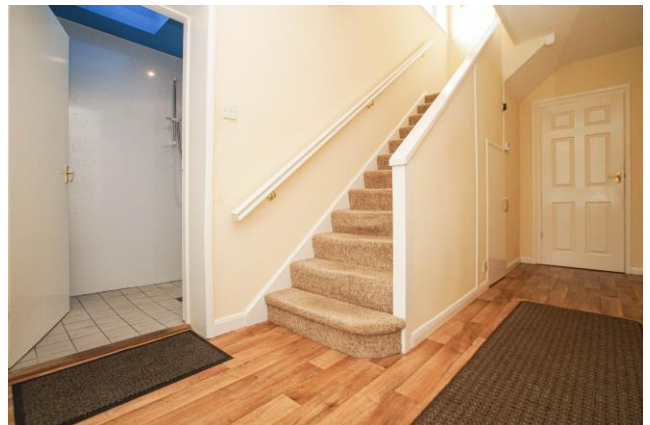
Composite front door into the entrance porch.

ENTRANCE PORCH (12'3 x 7'3) UPVC double glazed windows to the front and side, radiator, tiled flooring and double glazed frosted door and window to the entrance hall.

ENTRANCE HALL (16'9 x 7') Radiator, wood effect laminate flooring, staircase to the first floor and understairs storage cupboard. Doors to wet room, lounge and snug.



ENTRANCE PORCH



ENTRANCE HALL

WET ROOM (11'7 x 3'7) WC, wash hand basin, electric shower, aqua-panelled splashbacks, heated towel rail, tiled flooring, UPVC double glazed frosted window and Velux window to the rear.

LOUNGE (25'9 x 12') UPVC double glazed window to the front, two radiators, two fireplaces, coving to the ceiling and double doors opening to the dining kitchen.



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DINING KITCHEN (28'3 x 11'8) Fitted kitchen incorporating a one and a half bowl sink unit with mixer tap, four ring electric hob with glass splashback and extractor hood above, eye-level integrated oven and grill and plumbing for washing machine. Radiator, tile effect vinyl flooring, UPVC double glazed window and two Velux windows to the rear, UPVC double glazed window to the front, UPVC double glazed French doors and UPVC double glazed frosted door to the rear garden. Door to snug.



DINING KITCHEN

SNUG (10'8 x 7'8) UPVC double glazed window to the side and shelved pantry.



SNUG

FIRST FLOOR

LANDING UPVC double glazed frosted window to the side, doors to bedrooms and bathroom.

BEDROOM 1 (12'5 x 9'8) UPVC double glazed window to the front, radiator and fitted wardrobes.

BEDROOM 2 (12'5 x 9'9) UPVC double glazed window to the rear, radiator and fitted wardrobes.

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BEDROOM 1



BEDROOM 2

BEDROOM 3 (8'4 x 8') UPVC double glazed window to the front, radiator and loft access.

BATHROOM (8'7 x 7'6) Three piece suite comprising electric shower above panelled bath, vanity unit wash hand basin and WC with concealed cistern. Shelves storage cupboard housing the Worcester boiler, radiator, loft access, tiled flooring and UPVC double glazed frosted windows to the side.



BEDROOM 3



BATHROOM

OUTSIDE Low maintenance block paved front garden with sandstone wall and borders housing a variety of shrubs and bushes. Enclosed mature rear garden incorporating paved patio with steps up to a raised area laid to stone chippings housing a variety of shrubs and bushes. A path to the side of the property leads to the attached garage.

GARAGE (18'7 x 8'8) Up and over door, power and light, UPVC double glazed window and UPVC double glazed pedestrian door to the rear garden

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REAR GARDEN



REAR OF THE PROPERTY

TENURE To be confirmed by the vendor.

COUNCIL TAX We are informed the property is Tax Band B.

NOTE These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

