

Cumbrian Properties

1 Stoney Mount, Low Hesket



Price Region £230,000

EPC-E

Semi-detached cottage | Sought after village location

1 reception | 2 dbl bedrooms | 1 bathroom

Drive and garage | Mature rear garden

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2/ 1 STONEY MOUNT, LOW HESKET, CARLISLE

This beautifully presented two double bedroom semi-detached cottage is situated in the sought after village location of Low Hesketh. The oil central heated accommodation briefly comprises entrance porch, lounge with open staircase and multi fuel stove, a modern fitted dining kitchen with quartz worksurfaces, integrated appliances and utility room. To the first floor there are two double bedrooms and a three piece family bathroom along with fitted storage. To the rear of the property there is a lawned garden with views over the neighbouring countryside, two outhouses for additional storage and gated access to the side. A shillied driveway to the front offers ample parking leading to the detached garage with power and lighting. Situated close to many amenities and schools, High Hesketh and Cumwhinton Primary and only a short drive to J42 of the M6.

The accommodation with approximate measurements briefly comprises:

ENTRANCE PORCH Double glazed window to the side and door to the lounge.

LOUNGE (16'9 x 15'10) Double glazed windows to the front and side elevations, oak and glass staircase leading to the first floor, multi fuel stove, LVT herringbone flooring, two radiators and door to the dining kitchen.



LOUNGE

DINING KITCHEN (17'5 x 11'4) Fitted kitchen incorporating quartz worksurfaces, a 1.5 bowl sink unit with drainer and mixer tap, tiled splashbacks, electric oven and grill, four burner hob with overhead extractor, integrated dishwasher. Original timber beamed ceiling, tile effect Karndean flooring, radiator and double glazed windows to the front and rear elevations. Door to the utility room.



DINING KITCHEN

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UTILITY ROOM (11' x 6'3) Double glazed window to the side, sink unit with drainer and mixer tap, fitted quartz worksurface and cupboards, integrated fridge/freezer, plumbing for washing machine, tile effect Karndean flooring, radiator and UPVC double glazed door to the rear garden.



UTILITY ROOM

FIRST FLOOR LANDING Double glazed window to the rear, fitted storage cupboard and doors to bedrooms and bathroom.

BEDROOM 1 (15'10 x 12') Double glazed windows to the side and front elevations, two radiators and fitted storage cupboard.



BEDROOM 1

BEDROOM 2 / OFFICE (10'3 x 10'3) Double glazed window to the front and radiator.



BEDROOM 2 / OFFICE

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FAMILY BATHROOM (7'5 x 7') Three piece suite comprising WC, wash hand basin and shower over panelled bath. Tiled splashbacks, heated towel rail, panelled ceiling, tile effect laminate flooring and double glazed frosted window to the rear.



FAMILY BATHROOM

OUTSIDE To the rear there is a well maintained mature garden comprising of lawned area overlooking the neighbouring fields and beck, two outhouses for additional storage and detached garage (16' x 8') with light and power. Gated access to the side which leads to the shillied driveway providing ample parking.



REAR GARDEN



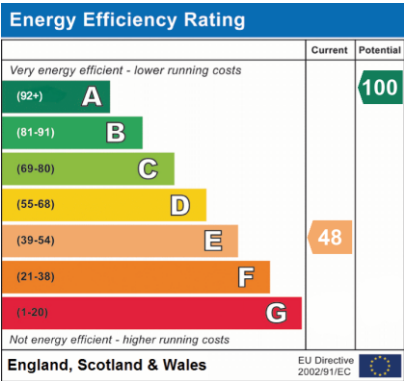
GARAGE

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TENURE We are informed the tenure is Freehold

COUNCIL TAX We are informed the property is in tax band B

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