

Cumbrian Properties

74 Coogan Close, Denton Holme



Price Region £159,950

EPC-C

Semi-detached | Popular residential location
1 reception room | 3 bedrooms | 1 bathroom
Conservatory | Driveway & gardens | No chain

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A realistically priced three bedroom semi-detached property with conservatory, driveway and generous gardens situated in a popular area to the west of the city. The property is in need of some modernisation as reflected in the price and offers a superb family home. Off the entrance hall is a cloakroom, kitchen, spacious dining lounge and conservatory. To the first floor there are two double bedrooms, single bedroom and a three piece family bathroom. Externally the property offers off street parking for two vehicles and generous gardens to the front and rear incorporating lawn and flag stone patio. Coogan Close is situated less than a five minute walk to schools, local shops and bus stops. The city centre can be reached within a fifteen minute walk along with pleasant walks and cycle routes along the river Caldew. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

Entry via UPVC door into entrance hall.

ENTRANCE HALL Staircase to the first floor, radiator and doors to kitchen, dining lounge and cloakroom.

CLOAKROOM Two piece suite comprising of WC and wash hand basin. Part tiled walls, radiator, tile effect flooring and double glazed frosted window.



ENTRANCE HALL



CLOAKROOM

KITCHEN (13' x 8'8) Fitted kitchen incorporating an electric oven and four burner gas hob with extractor hood above, Stainless steel sink with mixer tap, tiled splashbacks, plumbing for washing machine and space for free standing fridge/freezer. Wood effect flooring, double glazed window, radiator and combi boiler.



KITCHEN

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LOUNGE (16' max x 13' max) Double glazed window to the rear, understairs storage cupboard, two radiators and double glazed doors leading into the conservatory.



LOUNGE

CONSERVATORY (11'6 x 8'6) Double glazed windows, Perspex roof, exposed brick wall and double glazed door to the rear garden.



CONSERVATORY

FIRST FLOOR LANDING Built in storage cupboard, loft access and doors to bedrooms and bathroom.



FIRST FLOOR LANDING

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BEDROOM 1 (15' max x 9'5 max) Radiator and double glazed window to the front.



BEDROOM 1

BEDROOM 2 (10'9 max x 9'4 max) Radiator and double glazed window to the rear.



BEDROOM 2

BEDROOM 3 (6'10 x 6'5) Radiator and double glazed window to the rear.

BATHROOM (6' max x 5'10 max) Three piece suite comprising of waterfall shower head over a panelled bath, wash hand basin and WC. Part boarded walls, tiled splashbacks, radiator, wood effect flooring and double glazed frosted window.



BEDROOM 3



BATHROOM

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OUTSIDE To the front of the property there is a lawned garden and off street parking on a block paved driveway for two vehicles. A gate provides access to the generous rear garden incorporating a lawn and flag stone patio.

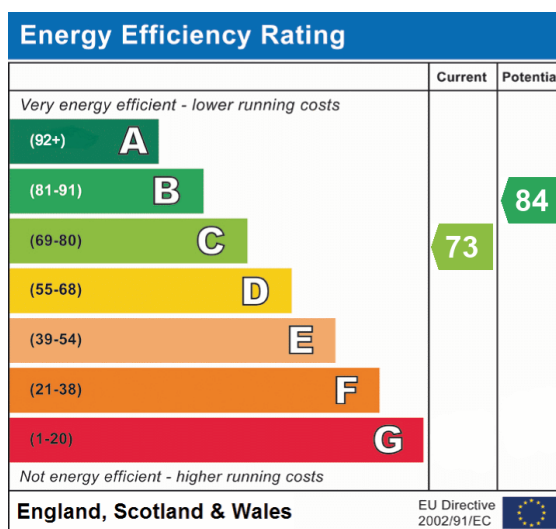


REAR OF PROPERTY

TENURE We are informed the tenure is Freehold

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

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