

Cumbrian Properties

5 Moor Park Avenue, Belle Vue



Price Region £159,950

EPC-E

Extended semi-detached property | Popular location

1 reception | 2 double bedrooms | 1 bathroom

Generous gardens | Driveway & garage

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This two double bedroom, one bathroom extended semi-detached property offers generous gardens, driveway and garage. The spacious living accommodation comprises entrance hall, 30 foot dining lounge which has a cosy lounge area with gas fire and potential for log burner leading to the dining/study/play area with patio doors to the rear garden, the modern kitchen has a built in pantry and a dining/utility area which works well as it is but also offers great potential for extending the kitchen further, two double bedrooms with fitted storage to the master and a modern three piece bathroom. Externally the property has lawned gardens to the front with block paved driveway providing off-street parking for 2-3 vehicles leading up to the single garage. To the rear of the property is a generous lawned garden bordered by mature trees with a patio seating area providing excellent potential for extension (subject to planning permission). Located in a popular residential area with popular primary and secondary schools within walking distance, on regular bus routes to the city centre and with good access to the Western Bypass.

The accommodation with approximate measurements briefly comprises:

Entry through front door into the entrance hall.

ENTRANCE HALL Radiator, staircase to the first floor, understairs storage and doors to the dining lounge and kitchen.



ENTRANCE HALL

DINING LOUNGE (30' max x 10'5 max) Double glazed window to the front, double glazed patio doors to the rear garden, pebble effect gas fire with wooden surround, two radiators, coving to the ceiling and wood effect flooring.



DINING LOUNGE

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DINING LOUNGE

KITCHEN (17'7 max x 8'3 max) Incorporating space for freestanding cooker, plumbing and space for washing machine, space for full height fridge freezer, stainless steel sink with mixer tap, brick effect tile splashbacks, tiled flooring, double glazed windows to the rear and side elevations, built-in understairs pantry, radiator, coving to the ceiling and UPVC door to the side of the property.



KITCHEN

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FIRST FLOOR

LANDING Frosted glazed window, access to a boarded loft and doors to both bedrooms and bathroom.

MASTER BEDROOM (14' max x 9' max) Built-in storage cupboard, double glazed window to the front and radiator.



MASTER BEDROOM

BEDROOM 2 (10'4 x 8'7) Double glazed window to the rear and radiator.



BEDROOM 2

BATHROOM (7'6 x 7'3 max) Three piece suite comprising shower over panelled bath, wash hand basin & WC. Panelled ceiling, boarded and tiled splashbacks, wood effect flooring, frosted glazed window, built-in airing cupboard housing the boiler and radiator.



BATHROOM

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OUTSIDE To the front of the property is a lawned garden and block paved driveway providing off-street parking for two-three vehicles leading up to the single garage. To the rear of the property is a generous lawned garden bordered by mature trees with a patio seating area providing potential for extension subject to planning permission and providing a space secure space for children or pets.



TENURE We are informed the tenure is Freehold.

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.

