

# Cumbrian Properties

## 3 Whitegate, Wetheral



**Price Region £159,950**

**EPC-C**

First floor apartment | Desirable village location  
Separate living & kitchen | 2 bedrooms | 1 bathroom  
Parking & garage | No onward chain

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## 2/ 3 WHITEGATE, WETHERAL

This two bedroom first floor apartment is situated in the centre of the desirable village of Wetheral, and offers off-street parking, garage and communal gardens. Double glazed and gas centrally heated, the property comprises entrance porch with staircase leading to the first floor, a spacious lounge with electric fire, separate kitchen with integrated appliances and breakfast bar, two bedrooms with a fitted wardrobe to the master, and a three piece bathroom. Externally, the property benefits from the use of communal maintained gardens, along with plenty of residents parking and garage. Located within easy walking distance of the local shops and amenities of Wetheral, the property would suit those looking for low maintenance accommodation in a village setting and is sold with no onward chain.

The accommodation with approximate measurements briefly comprises:

**Entry through UPVC front door into the entrance porch.**

**ENTRANCE PORCH** Double glazed windows, cupboard housing the meters and staircase to the first floor.



PORCH

### **FIRST FLOOR**

**LANDING** Doors to the lounge, kitchen, both bedrooms and bathroom, loft access, radiator and coving to the ceiling.

**LOUNGE (19' max x 11'8 max)** Flame effect electric fire with surround, double glazed window to the front, two radiators and coving to the ceiling.



LOUNGE

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**KITCHEN (11'7 x 9'9)** Fitted kitchen incorporating electric oven and four burner hob with extractor hood above, plumbing and space for washing machine, integrated fridge, 1.5 bowl sink unit with mixer tap and breakfast bar. Tiled splashbacks, built-in storage cupboard, radiator, double glazed window to the rear, tile effect flooring and coving.



KITCHEN

**BEDROOM 1 (13' x 13')** Two double glazed windows to the front, built-in wardrobe, radiator and coving.



BEDROOM 1

**BEDROOM 2 (9' x 8'7)** Double glazed window to the rear, radiator and coving.



BEDROOM 2

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**BATHROOM (5'8 x 5'6)** Three piece suite comprising shower over panelled bath, wash hand basin and WC. Fully tiled walls, wood effect flooring, frosted glazed window, radiator and coving.



BATHROOM

**OUTSIDE** There is residents parking along with a single garage and communal garden/drying area.



ENTRANCE & GARDENS



GARAGES & PARKING

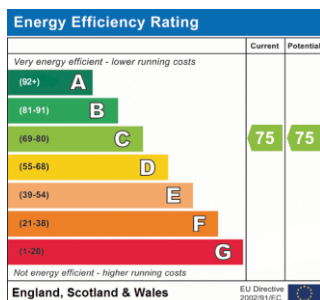
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TENURE We are informed the tenure is Leasehold. 200 years from 1966.

GROUND RENT £5 per annum.

MAINTENANCE CHARGE Approx. £80 per annum for gardening

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.

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