

Cumbrian Properties

Hazeldene, Shap



Price Region £205,000

EPC-

Terraced cottage | Popular village location
2 receptions | 3 bedrooms | 1 bathroom
Generous front & rear gardens | Parking for one car

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2/ HAZELDENE, MAIN STREET, SHAP

A spacious, three bedroom, terraced cottage located in the popular village of Shap. This wonderful property offers ample space for a growing family with spacious accommodation briefly comprising entrance porch, lounge, dining room, kitchen, utility room, three bedrooms and bathroom. Externally there are generous lawned gardens to the front and rear and off-street parking for one car. With scope to improve and add value, this property would suit anyone looking for a great home to put their own stamp on. Sold with no onward chain viewing is essential to fully appreciate the size and potential this home has to offer.

The accommodation with approximate measurements briefly comprises:

UPVC double glazed door into the entrance porch.

ENTRANCE PORCH UPVC double glazed windows to the front and sides, door to lounge.

LOUNGE (12' x 12') Wood framed double glazed window to the front, beamed ceiling, radiator, doors to dining room and inner hall.



LOUNGE

DINING ROOM (12' x 9'7) Wood framed double glazed window to the front, beamed ceiling and radiator.



DINING ROOM

INNER HALL Understairs storage cupboard, radiator, staircase to the first floor, doors to utility room and kitchen.

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KITCHEN (9'6 x 9'5) A range of wall and base units with complementary worksurfaces incorporating a single bowl sink unit with tiled splashbacks. Fitted oven, hob and extractor hood. Space for fridge freezer, beamed ceiling, wood framed double glazed window to the rear and UPVC double glazed door to the garden.



KITCHEN

UTILITY ROOM Wall mounted boiler, plumbing for washing machine, space for tumble dryer and wood framed single glazed window to the rear.

FIRST FLOOR

LANDING Wood framed double glazed window to the rear, doors to bedrooms and bathroom.

BATHROOM White three piece suite comprising shower above panelled bath, low level WC and wash hand basin. Heated towel rail, part tiled walls and wood framed double glazed window to the rear.

BEDROOM 1 (12' x 10'6) Wood framed double glazed window to the front, radiator, built-in storage cupboard and built-in wardrobes with sliding mirrored doors.



BATHROOM



BEDROOM 1

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BEDROOM 2 (12' x 9') Wood framed double glazed window to the front and radiator.

BEDROOM 3 (9'5 x 9') Wood framed double glazed window to the rear and radiator.



BEDROOM 2



BEDROOM 3

OUTSIDE Generous lawned front and rear gardens and off-street parking for one car.



REAR GARDEN



FRONT GARDEN



PARKING

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TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is in 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.

EPC TO FOLLOW

reasons to sell with us...

more than

455

properties listed in our
Carlisle office

more than

390

properties sold from
our Carlisle office

we sold

255

more properties than
our closest competitor

we have over

500

Google reviews with a
4.9/5 Google Rating

*UK Rightmove, Market Share Information
from 31/01/2023 - 31/01/2024, CA1 to CA8

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