

Cumbrian Properties

30 Beechwood Avenue, Stanwix



Price Region £212,500

EPC-D

Semi-detached | Sought after area
2 reception rooms | 3 bedrooms | 1 bathroom
Front and rear gardens | Drive and garage

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2/ 30 BEECHWOOD AVENUE, STANWIX

This three bedroom semi-detached property situated north of the river Eden is neutrally decorated and well presented throughout. The double glazed and gas central heated accommodation briefly comprises entrance hall, bay windowed lounge, dining room with multi fuel stove and bay window, country style fitted kitchen with free standing oven and 8 burner hob. To the first floor there are three bedrooms, two of which are doubles with bay windows, and a three piece family bathroom. Front garden with gated driveway leading to the detached garage. Rear garden with lawn, vegetable patch, laid flagstones and slated shillies. Situated close to schools, shops, amenities and within walking distance to Rickerby Park.

The accommodation with approximate measurements briefly comprises:

Entry via wood double glazed door into entrance hall

ENTRANCE HALL (14' x 6') Radiator, staircase to the first floor, understairs storage cupboard and doors to lounge, dining room and kitchen.

LOUNGE (13'6 x 11') Double glazed bay window to the front, radiator, coving to ceiling and gas fire with mantelpiece.



LOUNGE

DINING ROOM (14' x 11') Double glazed bay window to the rear, coving to ceiling, radiator and multi fuel burner.



DINING ROOM

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KITCHEN (17' x 7'6) Fitted kitchen incorporating a ceramic sink with mixer tap, aluminium splashback, plumbing for washing machine and free standing oven and grill with 8 burner gas hob and aluminium splashback. Houses the gas boiler, radiator, double glazed windows to the side elevations and UPVC double glazed door to the driveway.



KITCHEN

FIRST FLOOR LANDING Double glazed window to the side, loft access and doors to bathroom and bedrooms.

FAMILY BATHROOM (7'6 x 6'8) Three piece suite comprising low level WC, wash hand basin and shower over panelled bath. Tiled walls, heated towel rail, wood effect vinyl flooring and double glazed frosted window to the rear.



FAMILY BATHROOM

BEDROOM 1 (13'6 x 11') Double glazed bay window to the front, radiator and wood flooring.



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BEDROOM 2 (13'9 x 12') Double glazed bay window to the rear, radiator, wood flooring and original fireplace (decorative purposes only).



BEDROOM 2

BEDROOM 3 (7'9 x 6') Double glazed window to the front, radiator and wood flooring.



BEDROOM 3

OUTSIDE Gated driveway to the front leading up to the detached garage. Lawned area and floral borders with bushes, shrubs and tree. Fence enclosed rear garden mainly laid to lawn with laid shillies, flag stones, timber garden shed, vegetable patch, outhouse and external water tap.



REAR GARDEN

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TENURE We are informed the tenure is Freehold

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

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