Cumbrian Properties

March House, 22 Netherby Rd, Longtown

Price Region £290,000

EPC-

Detached bungalow | Potential to extend
1 reception room | 3 bedrooms | Conservatory
Generous plot | Parking & garage

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2/ MARCH HOUSE, 22 NETHERBY ROAD, LONGTOWN

This impressive, three bedroom, detached bungalow is set on an exceptional plot with generous gardens providing potential to extend (subject to planning permission) along with parking for multiple vehicles and single garage. The property is double glazed and oil central heated with an abundance of storage and briefly comprises entrance porch, spacious entrance hall, lounge with dual aspect windows and calor gas fire, 18' dining kitchen with integrated appliances and built-in pantry, conservatory, two double bedrooms and a single bedroom – all with fitted wardrobes, and a modern shower room. Externally, to the front of the property, there are lawned gardens and driveway parking for multiple vehicles leading up to the single garage with power supply. To the rear of the property there is a generous garden laid to stone chippings with pleasant patio seating areas providing a perfect space to relax and enjoy the outdoors and also offering potential to extend. Situated within walking distance of the amenities of Longtown, pleasant walks along the River Esk and with good access into Carlisle, Brampton and Scotland. March House is fitted with an alarm system and CCTV and would suit those looking for spacious, single storey living.

The accommodation with approximate measurements briefly comprises:
Composite front door into entrance porch.
ENTRANCE PORCH Coving to the ceiling and glazed door into entrance hall.

ENTRANCE HALL Doors to lounge, dining kitchen, bedrooms and shower room. Built-in storage cupboard, loft access, coving to the ceiling and radiator.

ENTRANCE HALL

LOUNGE (14' x 13'7) Double glazed windows to the front and side, two radiators, coving to the ceiling and an inset coal effect calor gas fire.

3/ MARCH HOUSE, 22 NETHERBY ROAD, LONGTOWN

DINING KITCHEN (18'6 x 11'5) Solid wood wall and base units incorporating an electric oven and grill, four ring hob with extractor hood above, stainless steel sink with mixer tap, integrated dishwasher and microwave, plumbing for washing machine, tiled splashbacks, panelled ceiling with spotlights, tiled flooring, built-in pantry and built-in cupboard, radiator, two double glazed windows overlooking the garden and door to the rear hall.

DINING KITCHEN

REAR HALL Built-in storage cupboard and UPVC door to the conservatory.

CONSERVATORY (11' x 6') Double glazed windows and French door to the rear garden, tiled flooring and Perspex roof.

CONSERVATORY

4/ MARCH HOUSE, 22 NETHERBY ROAD, LONGTOWN

BEDROOM 1 (14'3 max x 13'6 max) Built-in wardrobes, double glazed window to the front, radiator and coving to the ceiling.

BEDROOM 1

BEDROOM 2 (14'3 x 11') A range of built-in wardrobes – one housing the water cylinder, double glazed window to the rear, radiator and coving to the ceiling.

BEDROOM 2

BEDROOM 3 (10'8 max x 9'5 max) Built-in wardrobes, double glazed window to the front and radiator.

BEDROOM 3

SHOWER ROOM (6'4 x 5'9) Three piece suite comprising walk-in shower cubicle, vanity unit wash hand basin and WC with concealed cistern. Fully boarded walls, panelled ceiling, frosted glazed window and heated towel rail.

SHOWER ROOM

OUTSIDE Generous lawned front gardens with floral borders and driveway parking for multiple vehicles along with a single garage with power supply. To the rear of the property there are generous garden laid to stone chippings with plenty of well-established plants and shrubs, greenhouse, outhouse containing the oil boiler and oil tank, and outside water supply.

FRONT GARDEN

REAR GARDEN

REAR OF THE PROPERTY

PARKING & GARAGE

6/ MARCH HOUSE, 22 NETHERBY ROAD, LONGTOWN

TENURE We are informed the tenure is Freehold.

NB: March House is fitted with an alarm system and CCTV

COUNCIL TAX We are informed the property is Tax Band C.

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 GRAPH

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