

Cumbrian Properties

6 Heron Grove, Bongate Cross



Price Region £240,000

EPC-B

Semi-detached property | Cul-de-sac location
1 reception | 3 bedrooms | 2 bathrooms
Spacious gardens | Parking for up to four cars

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2/ 6 HERON GROVE, BONGATE CROSS, APPLEBY

This well-presented, three bedroom, two bathroom, semi-detached property is nestled in a quiet cul-de-sac in the heart of Appleby and enjoys a peaceful setting while remaining conveniently close to local amenities including schools, shops and transport links along with a friendly community. The double glazed and gas central heated accommodation briefly comprises entrance hall, cloakroom, lounge with French doors to the rear garden, dining kitchen with integrated appliances and utility room. To the first floor there are three bedrooms, master en-suite shower room and family bathroom. Spacious rear and side garden and driveway providing off-road parking for up to four cars.

The double glazed and central heated accommodation with approximate measurements briefly comprises:

Composite front door into the spacious entrance hall.

ENTRANCE HALL Radiator and staircase to the first floor. Doors to cloakroom, lounge and dining kitchen.



ENTRANCE HALL



CLOAKROOM

CLOAKROOM Two piece suite comprising wash hand basin and WC. Radiator, part tiled walls and ceiling spotlight.

LOUNGE (19'5 x 10'5) Double glazed window to the rear, UPVC double glazed French doors to the rear garden, radiator and coving to the ceiling.



LOUNGE

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DINING KITCHEN (19' x 9') Fitted kitchen incorporating a one and a half bowl stainless steel sink unit, plumbing for washing machine, space for tumble dryer, integrated fridge freezer, integrated oven and four ring gas hob with extractor hood. Double glazed windows to the side and rear, radiator and door to utility.



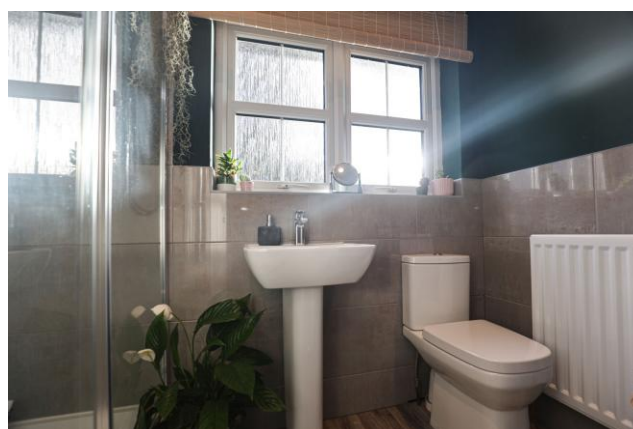
DINING KITCHEN

UTILITY (8' x 4') Wall and base units with complementary worksurfaces incorporating plumbing for washing machine, radiator and storage cupboard.

FIRST FLOOR

LANDING Doors to bedrooms and family bathroom. Storage cupboard and radiator.

BEDROOM 1 (14'5 x 9'6) Double glazed window to the side, radiator and door to the en-suite shower room.



BEDROOM 1 & EN-SUITE

EN-SUITE SHOWER ROOM Three piece suite comprising wash hand basin, WC and walk-in shower. Part tiled walls, radiator, double glazed frosted window to the rear and ceiling spotlights.

BEDROOM 2 (11' x 8'6) Double glazed window to the rear and radiator.

BEDROOM 3 (11' x 10') Double glazed window to the rear and radiator.

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BEDROOM 2



BEDROOM 3

FAMILY BATHROOM Three piece suite comprising wash hand basin, WC and panelled bath with shower attachment. Part tiled walls, radiator and ceiling spotlights.



FAMILY BATHROOM

OUTSIDE The property has a spacious rear garden that wraps around the side of the property incorporating paved and turfed areas and a variety of mature plants, trees and shrubs. Driveway parking providing parking for up to four cars.



GARDENS

5/ 6 HERON GROVE, BONGATE CROSS, APPLEBY



EXTERNAL



DRIVE

TENURE We are informed the tenure is Freehold.

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.

