

Cumbrian Properties

24 Argyll Drive, Harraby



Price Region £130,000

EPC-

Mid terraced property | Cul-de-sac location
1 reception room | 3 bedrooms | Cloakroom
Driveway parking | Rear garden

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A three bedroom mid terraced property situated on a no-through road with driveway parking to the front and rear lawned garden. The double glazed and gas central heated accommodation briefly comprises of entrance hall, lounge, dining kitchen, utility room and cloakroom. To the first floor there are three bedrooms, two of which are double and all have fitted storage, and a three piece family bathroom. To the rear is an enclosed easy to maintain garden mainly laid to lawn with timber shed and patio area. To the front is a block paved driveway. Situated in a cul-de-sac location within walking distance to an abundance of local amenities and public transport links.

The accommodation with approximate measurements briefly comprises:

ENTRANCE HALL Tile effect laminate flooring, radiator, double glazed window to the front and door to the lounge.

LOUNGE (16'4 x 15'5) Double glazed window to the front, radiator, staircase to the first floor and door to the dining kitchen.



LOUNGE

DINING KITCHEN (11'3 x 10'8) Fitted kitchen incorporating sink unit with drainer and mixer tap, tiled splashbacks, electric oven and grill, four burner gas hob with overhead extractor. Double glazed window to the rear, radiator, tile effect laminate flooring and door to the utility room.



DINING KITCHEN

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UTILITY ROOM (7'8 x 5'4) Fitted worksurface, tiled splashback, radiator, houses the Baxi boiler, door to cloakroom and UPVC double glazed door to the rear garden.

CLOAKROOM Low level WC, wash hand basin, tiled splashback, radiator and tile effect laminate flooring.



UTILITY ROOM



CLOAKROOM

FIRST FLOOR LANDING Doors to bedrooms and bathroom, radiator, loft access and built in shelved storage cupboard with radiator and hanging rail.

BEDROOM 1 (13'7 x 9'5) Double glazed window to the front, radiator and fitted wardrobe.



BEDROOM 1

BEDROOM 2 (10'5 x 9'5) Double glazed window to the rear, radiator and fitted wardrobe.



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BEDROOM 3 (9'8 x 6'7) Double glazed window to the front, radiator and fitted wardrobe.



BEDROOM 3

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



BATHROOM

OUTSIDE Block paved driveway to the front of the property providing off street parking with flagstone path and shillied borders. To the rear is a fence enclosed low maintenance garden with lawned area, timber shed and a laid flagstone patio area.



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 B

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