

Cumbrian Properties

118 Newlaithes Avenue, Morton Park



Price Region £120,000

EPC-

Terraced property | Popular location
1 reception | 2 double bedrooms | FF bathroom
Gardens | Ideal first time buy

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Situated in a quiet cul-de-sac this two double bedroom mid terraced property with lawned rear garden would make an ideal first time buy, buy to let investment or downsize.

The double glazed and gas central heated accommodation comprises of entrance hall with handy understairs storage area, a spacious lounge with electric fire and patio doors to the rear garden, a modern high gloss kitchen, side rear lane (which could easily be utilised as an extension to the kitchen), two double bedrooms – both with fitted storage, and a three piece family bathroom. Externally the property has a low maintenance gravelled garden to the front with on street parking and to the rear is a good size lawned garden with patio seating area and brick built outhouse with power supply. Situated within easy walking distance of local shops, schools and parks and on regular bus routes to the city centre with excellent access to the western bypass.

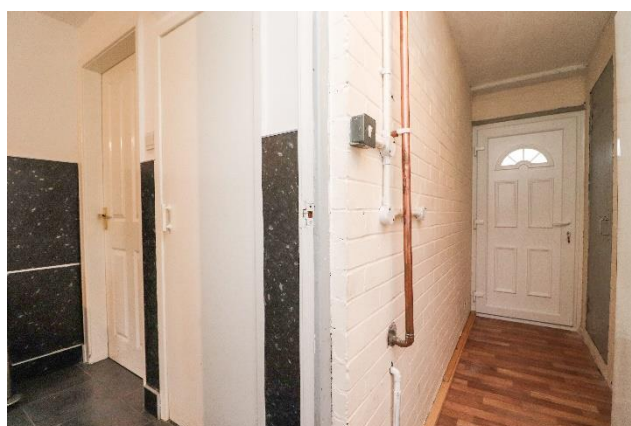
The accommodation with approximate measurements briefly comprises:

Entry via UPVC door into entrance hall.

ENTRANCE HALL Staircase to the first floor, double glazed window, radiator, tiled flooring and doors to dining lounge and kitchen.



ENTRANCE HALL



SIDE LANE

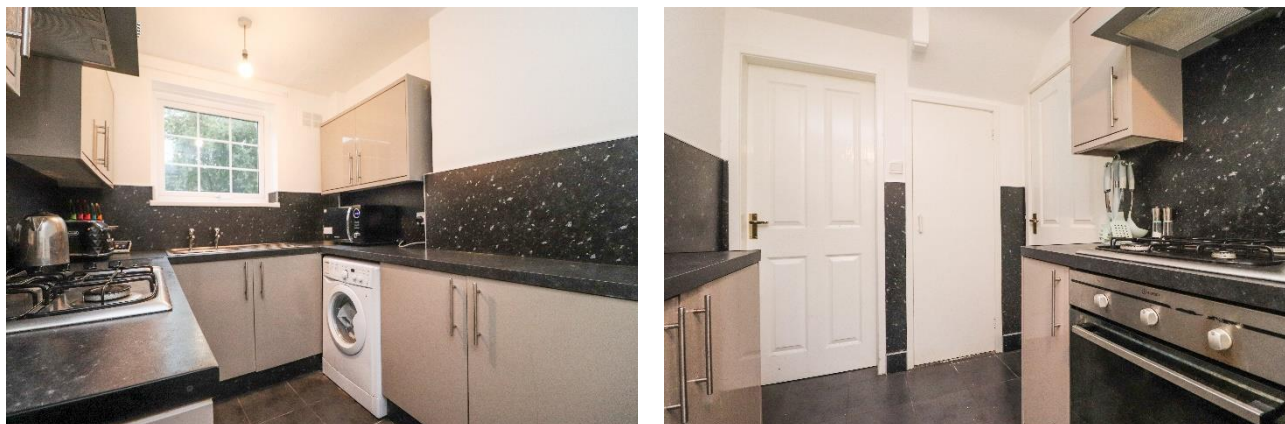
LOUNGE (18'7 max x 11' max) Double glazed patio doors leading out to the rear garden, coal effect electric fire, radiator and double glazed window to the front of the property.



LOUNGE

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KITCHEN (9'6 x 6'3) Fitted kitchen incorporating a range of high gloss wall and base units, stainless steel sink unit, plumbing for washing machine, electric oven and four burner gas hob with extractor hood above. Double glazed window, understairs storage cupboard, tiled flooring and door to the side lane.



KITCHEN

SIDE LANE UPVC doors to the front and rear elevations, built in storage, wood effect flooring, lighting and electricity supply.

FIRST FLOOR LANDING Loft access and doors to bedrooms and bathroom.

BEDROOM 1 (15' x 9') Built in storage cupboard, radiator and double glazed window to the front.



BEDROOM 1

BEDROOM 2 (12' x 9'5) Two built in storage cupboards – one housing the combi boiler, radiator and double glazed window.



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BATHROOM (6'5 x 5'6) Three piece suite comprising of shower over panelled bath with waterfall shower head, wash hand basin and low level WC. Radiator and double glazed frosted window.



BATHROOM

OUTSIDE Low maintenance gravelled garden to the front of the property and on street parking. To the rear is a lawned garden with flag stone patio seating area and a brick built outhouse with power.

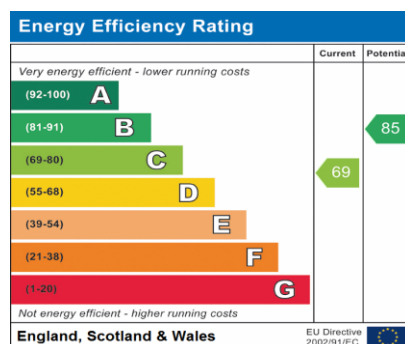


REAR GARDEN

TENURE We are informed the tenure is Freehold

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

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