

Cumbrian Properties

79 Bracken Ridge, Belah



Price Region £139,950

EPC-C

Semi-detached property | North of the River Eden
2 reception rooms | 3 bedrooms | 1 bathroom
Front & rear gardens | No onward chain

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A three bedroom, two reception room, semi-detached property situated in a popular residential area to the north of the River Eden and sold with the benefit of no onward chain. The double glazed and gas central heated accommodation, with recently fitted new roof and boiler, briefly comprises entrance hall, lounge with multi fuel stove, dining room and kitchen. To the first floor there are two double bedrooms, single bedroom and shower room. Front and rear mature gardens, outbuilding and outside WC. Situated close to a range of local amenities including bus routes, shops, doctors and pharmacy. The accommodation does require some cosmetic attention providing the opportunity for the new owner to put their stamp on a property.

The accommodation with approximate measurements briefly comprises:

Composite front door into entrance hall.

ENTRANCE HALL Staircase to the first floor, radiator, wood effect laminate flooring and door to lounge.



ENTRANCE HALL

LOUNGE (13'9 x 12'7) UPVC double glazed window to the front, radiator, multi fuel stove and sliding doors to the dining room.



LOUNGE

DINING ROOM (10' x 9') UPVC double glazed window to the rear, radiator and door to kitchen.

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DINING ROOM

KITCHEN (11'6 x 10') Fitted kitchen incorporating sink unit with mixer tap, tiled splashbacks, freestanding cooker, plumbing for washing machine, tile effect vinyl flooring, shelved pantry, UPVC double glazed window and UPVC double glazed frosted door to the rear garden.



KITCHEN

FIRST FLOOR

LANDING UPVC double glazed frosted window to the side, loft access, doors to bedrooms and shower room.

SHOWER ROOM (8' x 8') Walk-in shower unit with electric shower, WC and wash hand basin. Tile effect vinyl flooring, radiator and cupboard housing the boiler.



SHOWER ROOM

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BEDROOM 1 (11'7 x 11') UPVC double glazed window to the front, radiator and built-in wardrobe.



BEDROOM 1

BEDROOM 2 (12' x 11') UPVC double glazed window to the rear, radiator and built-in wardrobe.



BEDROOM 2

BEDROOM 3 (8'4 x 8'3) UPVC double glazed window to the front and radiator.



BEDROOM 3

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OUTSIDE Gated front garden incorporating a variety of mature shrubs and bushes. Enclosed rear garden with paved patio, gravelled areas housing a variety of mature trees and shrubs, outhouse providing storage and outside WC.



REAR GARDEN

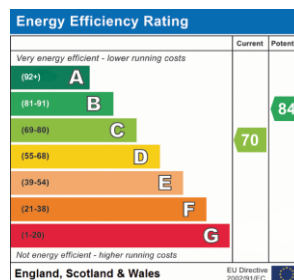


REAR OF THE PROPERTY

TENURE We are informed the tenure is Freehold.

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

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