

Cumbrian Properties

27 Gayle Avenue, Shap



Price Region £205,000

EPC-D

Extended semi-detached | Village location
Lounge & dining room | 3 bedrooms | Spacious kitchen
Gardens & driveway | Local Occupancy Restrictions

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An extended three bedroom semi-detached property offering spacious and modern ground floor accommodation situated in this popular area of the village. The UPVC double glazed and gas central heated accommodation briefly comprises of entrance hallway, lounge opening into the dining area, and modern kitchen with integrated appliances. To the first floor are three bedrooms and a four piece family bathroom. Front and rear lawned gardens and driveway providing off road parking.

The property is subject to a Local Authority Clause – further details can be found on the sales particulars. Sold with the benefit of no onward chain. The village of Shap is ideally located for easy access to the M6 motorway (J39) and benefits from a range of local amenities including primary school, shops, cafes, pub and open air swimming pool. Situated on the fringe of the Lake District National Park, the Yorkshire Dales with the towns of Penrith and Kendal within a half an hour drive.

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

Entry via UPVC double glazed door into entrance hallway.

ENTRANCE HALLWAY Karndean wood effect flooring, radiator, UPVC double glazed frosted window, staircase to the first floor, understairs storage cupboard and doors to lounge and kitchen.

LOUNGE (18' x 11'10) Wall mounted electric fire, coving to ceiling, ceiling spotlights, UPVC double glazed window, radiator and opens into the dining area.



LOUNGE

DINING AREA (9'10 x 9'8) UPVC double glazed window, radiator, Karndean wood effect flooring and door to the kitchen.



DINING AREA



UTILITY AREA

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KITCHEN (18'7 max x 11'6 max) Fitted kitchen incorporating a 1.5 bowl sink with mixer tap, four ring electric hob with splashback and extractor above, integrated eye level double oven, integrated dishwasher, fridge and freezer. Centre island with seating and utility area with plumbing for washing machine, space for tumble dryer and also houses the boiler. Karndean wood effect flooring, radiator, beam to ceiling, ceiling spotlights, two UPVC double glazed windows, vertical radiator and UPVC double glazed rear door.



KITCHEN

FIRST FLOOR LANDING Loft access, UPVC double glazed window and doors to bedrooms and bathroom.

BEDROOM 3 (12' x 6') UPVC double glazed window and radiator.

BEDROOM 1 (11'8 x 10'5) UPVC double glazed window, radiator and fitted wardrobes.



BEDROOM 1

BEDROOM 2 (13'3 max x 8'9) UPVC double glazed window and radiator.



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BATHROOM (8'10 x 7') A four piece suite in white with rainfall shower with further shower attachment in walk-in cubicle, panelled bath with hand held shower attachment, low level WC and wall mounted wash hand basin over vanity unit. Towel rail radiator, tile effect flooring, ceiling spotlights and UPVC double glazed frosted window.



BATHROOM

OUTSIDE To the front of the property is a lawned garden and gravelled driveway. A side pathway leads to gated access to the rear garden which has a flagged patio area and steps up to a tiered lawned garden with decked seating area.



REAR GARDEN

LOCAL AUTHORITY CLAUSE – the property comes under the legislation of Section 157 of the Housing Act 1985 and cannot be sold as a second home or holiday let. The criteria for prospective purchasers is at least one prospective purchaser must be able to provide evidence of living or working within the county of Cumbria for 3 years prior to purchase.

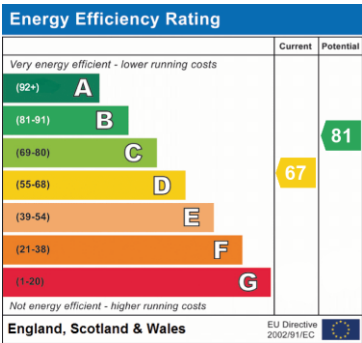
A discretionary consent process may apply when a prospective purchaser does not meet the criteria set under Section 157 (3 of the Act). The council can look at individual cases and consider a discretionary consent whereby an individuals circumstances will be taken into account eg: if they have relatives in the district of Westmorland & Furness have been brought up in Cumbria, have obtained employment within Cumbria working for a Cumbrian employer or have children attending school in the district of Westmorland & Furness. Applications for discretionary consent are available from our Penrith office.

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TENURE We are informed the tenure is Freehold

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

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.



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