

# Cumbrian Properties

## 29 Sycamore Drive, Longtown



**Price Region £155,000**

**EPC-B**

Semi-detached bungalow | Cul-de-sac location

1 reception | 2 bedrooms | 1 bathroom

Low maintenance gardens | Off-street parking | No onward chain

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## 2/ 29 SYCAMORE DRIVE, LONGTOWN, CARLISLE

This modern well-presented low maintenance two bedroom semi-detached bungalow provides low maintenance gardens along with off-street parking for two-three vehicles. Situated in a quiet cul-de-sac location within easy walking distance of the amenities of Longtown. The property is electrically heated and comprises entrance hall, a spacious dining lounge with French doors leading out to the rear garden, a light and airy modern kitchen, bay fronted master bedroom, single bedroom and three piece shower room. Externally, to the front of the property there is a block paved driveway and to the rear of the property is a low maintenance paved garden with floral borders and garden shed. The property would make an ideal downsize and would suit those looking for low maintenance living close to amenities. Longtown is a popular semi-rural town to the North of Carlisle on a regular bus service and with good transport links to Carlisle, Brampton and the Borders. The property is sold with no onward chain.

The accommodation with approximate measurements briefly comprises:

**Entry through front door into the entrance hall.**

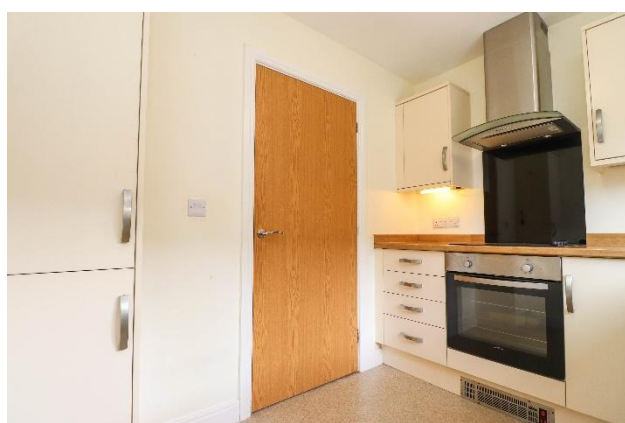
**ENTRANCE HALL** Built-in storage cupboard housing the water cylinder, electric heater and doors leading through to the dining lounge, kitchen, both bedrooms and bathroom.

**DINING LOUNGE (17'9 max x 12'4 max)** Stove effect electric fire, double glazed French doors leading out to the rear garden, double glazed window & two electric heaters.



LOUNGE

**KITCHEN (8'8 x 7')** Fitted kitchen incorporating electric oven and four burner hob with extractor hood above, plumbing and space for washing machine, space for full height fridge freezer, stainless steel sink with mixer tap, undercounter lighting. Double glazed window to the side of the property and a plinth heater.



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**BEDROOM 1 (12'6 max into the bay window x 10' max)** Double glazed bay window to the front, electric heater and loft access.



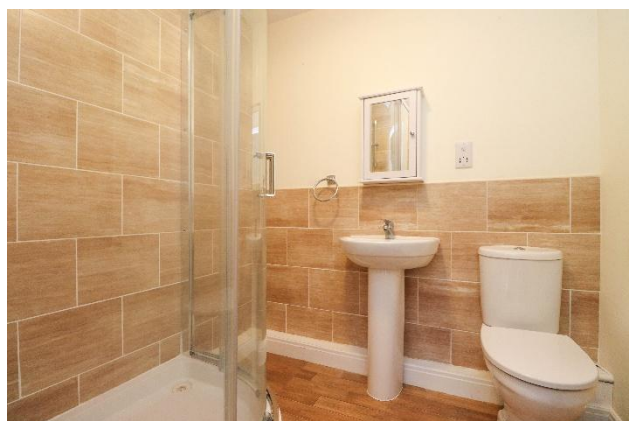
BEDROOM 1

**BEDROOM 2 (9'7 x 7')** Double glazed window to the front and electric heater.

**SHOWER ROOM (6'3 x 5'8)** Three piece suite comprising corner walk-in shower cubicle, wash hand basin and WC. Tiled splashbacks, wood effect flooring and heated towel rail.



BEDROOM 2



SHOWER ROOM

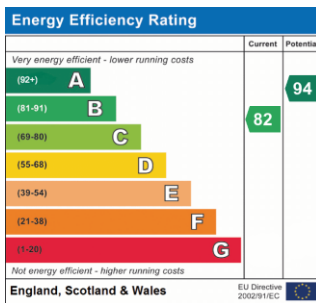
**OUTSIDE** To the front of the property there is a block paved driveway providing off-street parking for 2-3 vehicles and gate providing pedestrian access to the rear of the property, where there is a low maintenance paved garden with floral borders, garden shed and external water supply.



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TENURE We are informed the tenure is Freehold.

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



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.

### ANTI-MONEY LAUNDERING (AML) CHECKS

Estate agents in the UK are legally required to conduct Anti-Money Laundering (AML) checks on buyers, focusing on identifying the buyer and verifying their source of funds. Key requirements include a valid photo ID (passport/driving license), proof of address (utility bill/bank statement), and documented proof of funds (bank statements, mortgage agreement, or proof of gift). To carry out these checks there will be a **charge of £36 inc. vat per person** that will need to be paid for by Debit Card before a property can be marked Sold and Instructions sent to Solicitors.