

Cumbrian Properties

53 Longholme Road, Harraby



Price Region £69,950

EPC-E

Ground floor flat | Realistically priced
1 reception room | 2 bedrooms | 1 bathroom
Lawned garden & parking | No onward chain

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A realistically priced ground floor flat situated in a quiet popular location with lawned garden and off-street parking. The property is double glazed and has electric heating and briefly comprises entrance hall with plenty of storage, spacious lounge, separate kitchen, two bedrooms and a three piece bathroom. Externally there is a lawned garden to the front of the property and off-street parking. Situated close to local amenities and on regular bus routes to the city centre, the property would make an ideal investment as a buy to let having been successfully rented for several years or would also suit a first time buyer or those looking for a low maintenance single storey living. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

UPVC front door into entrance hall.

ENTRANCE HALL Doors to lounge, bathroom and bedrooms. Two built-in storage cupboards and electric heater.

LOUNGE (14' max x 11'9 max) Double glazed window to the front, electric heater, coving to the ceiling and door to kitchen.



LOUNGE

KITCHEN (9' x 8') Fitted kitchen incorporating an electric oven and four ring gas hob with extractor hood above, plumbing for washing machine, stainless steel sink with mixer tap, double glazed window to the front, tile effect flooring and electric heater.



KITCHEN

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BEDROOM 1 (13'9 x 9'5) Double glazed window to the rear and electric heater.



BEDROOM 1

BEDROOM 2 (11' x 6') Fitted storage, electric heater and double glazed window to the rear.



BEDROOM 2

BATHROOM (6' x 5') Three piece suite comprising shower above panelled bath, wash hand basin and WC. Frosted glazed window, wood effect flooring and heated towel rail.



BATHROOM

OUTSIDE Lawned front garden and off-street parking.

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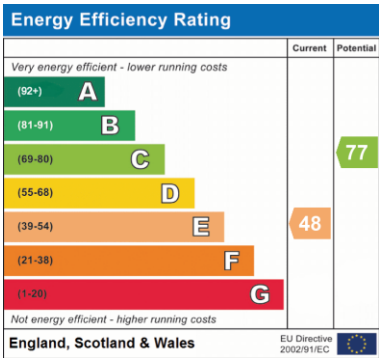


GARDEN

TENURE We are informed the tenure is Leasehold.

COUNCIL TAX We are informed the property is 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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