

Cumbrian Properties

6 English Street, Longtown



Price Region £275,000

EPC-E

Mid-terraced property | Investment opportunity

2 receptions | 5 bedrooms | 5 bathroom

Low maintenance garden | Full length cellar

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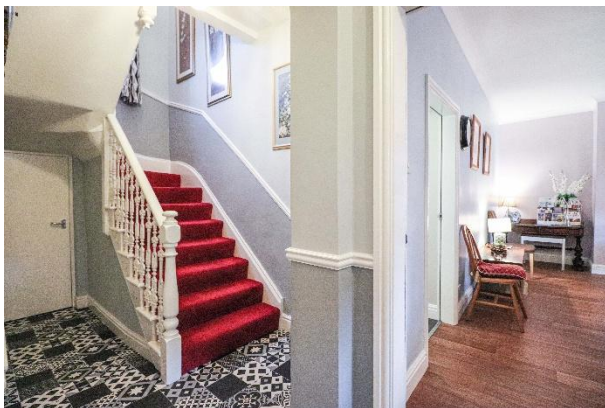
This spacious five bedroom, five bathroom, two reception room property features UPVC double glazing and oil central heating and briefly comprises vestibule, entrance hall, lounge with access to a ground floor double bedroom with en-suite bathroom, contemporary fitted kitchen, separate utility room and cloakroom. On the lower ground floor is a full length cellar providing excellent additional storage space. To the first floor are four double bedrooms, each benefiting from neutral en-suite shower rooms. Externally, the property has a low maintenance rear garden laid to artificial turf with a flagged patio ideal for outdoor dining, further block paved seating area and two outbuildings – both with power supply. Located in the popular market town of Longtown, approximately 7 miles north of Carlisle and 5 miles from the Scottish border at Gretna Green, the area offers a wide range of local amenities including shops, hairdressers, cafés, public houses, a nursery and a primary school, as well as transport links to the M6 motorway, the Lake District National Park and the Scottish Borders.

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

Entrance via wooden door into vestibule

VESTIBULE Tile effect vinyl flooring, radiator, coving to ceiling and a glazed wooden door to the entrance hall. A doorway leads through to dining room.

ENTRANCE HALL Feature staircase to the first floor, two radiators and tile effect vinyl flooring. Doors to lounge, dining room and utility.



ENTRANCE HALL

LOUNGE (17'2 max x 14'6 max) Fireplace with tiled hearth back in a wooden surround. UPVC double glazed window to the front, built in storage cupboards, radiator, coving to ceiling and wood effect vinyl flooring. Door to bedroom 5.



LOUNGE

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BEDROOM 5 (16'9 max x 10'3 max) UPVC double glazed window to the rear, built in storage cupboard, wood effect vinyl flooring, coving to ceiling and built in fitted wardrobe. Door to en-suite.

EN-SUITE BATHROOM Three piece suite comprising panelled bath with electric shower over, wash hand basin within vanity unit and low level WC with concealed cistern. Part aqua panelled walls, chrome towel radiator, tile effect vinyl flooring and a UPVC double glazed frosted window to the rear.



BEDROOM 5 & EN-SUITE

DINING ROOM (18'5 max x 14'6 max) UPVC double glazed window to the front, radiator, coving to ceiling and wood effect vinyl flooring. Doors to vestibule and kitchen.



DINING ROOM

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KITCHEN (12'9 max x 10'4 max) Fitted kitchen complete with wall and base units, complementary worksurfaces, aqua panelled splashbacks and 1.5 bowl stainless steel sink with drainer and mixer tap. Five ring induction hob with glass splashback behind and triple extractor hood above. Built in eye level double oven with warming section and microwave/grill. Space for free standing fridge/freezer and plumbing for washing machine. UPVC double glazed frosted window to the rear, radiator, vinyl flooring and door to utility.



KITCHEN

UTILITY (11' x 10'5 max) Additional wall and base units with worksurface and single bowl stainless steel sink. Plumbing for washing machine and space for tumble dryer. Built in storage cupboards, radiator, door to cellar and doors to cloakroom and entrance hall. Feature stone fireplace housing the oil central heating boiler, vinyl flooring and UPVC double glazed door to the rear garden.



UTILITY

CLOAKROOM White two piece suite comprising of low level WC and wash hand basin. Vinyl flooring, part sloping ceiling and glazed frosted window facing into the utility.

CELLAR (16' max x 10'6 max) Steps lead down to arched cellar with power supply, lighting and radiator.

FIRST FLOOR

HALF LANDING UPVC double glazed window to the rear garden.

LANDING Storage cupboard, radiator, coving and corbels. Doors to bedrooms.



LANDING

BEDROOM 1 (14'8 x 14'7) UPVC double glazed window to the front, radiator, coving to ceiling generous built in storage cupboards with matching vanity unit. Door to en-suite.

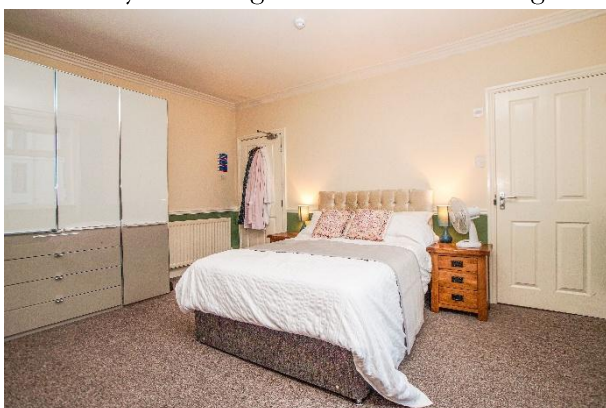
EN-SUITE SHOWER ROOM White three piece suite comprising mixer shower in walk-in cubicle, pedestal wash hand basin and low level WC. Part aqua panelled walls, vinyl flooring, chrome towel rail radiator and LED light to ceiling.



BEDROOM 1 & EN-SUITE

BEDROOM 2 (14'7 x 14'5) UPVC double glazed window to the front, radiator, double doors to built-in storage cupboard, coving to ceiling and original fireplace (decorative purposes only). Door to en-suite.

EN-SUITE SHOWER ROOM Spacious en-suite comprising mixer shower in walk-in cubicle, pedestal wash hand basin and low level WC. Part aqua panelled walls, chrome towel radiator, tile effect vinyl flooring and UPVC double glazed frosted window to front.



BEDROOM 2 & EN-SUITE

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BEDROOM 3 (15'10 max x 10'6 max) UPVC double glazed frosted window to the rear, built in wardrobe with matching vanity unit, radiator and door to en-suite.

EN-SUITE SHOWER ROOM Three piece suite comprising electric shower in walk-in cubicle, pedestal wash hand basin and low level WC. Part aqua panelled walls, vinyl flooring, chrome towel rail radiator and LED light to ceiling.



BEDROOM 3 & EN-SUITE

BEDROOM 4 (14'2 max x 10'3 max) UPVC double glazed window to the rear, radiator, built in storage cupboard with matching vanity unit. Door to en-suite.

EN-SUITE SHOWER ROOM Three piece suite comprising electric shower in walk-in corner cubicle, low level WC and wash hand basin. Part aqua panelled walls, part tiled walls, chrome towel rail radiator, tile effect vinyl flooring and UPVC double glazed frosted window to the rear.



BEDROOM 4 & EN-SUITE

OUTSIDE To the rear of the property is a beautiful and well presented, yet low maintenance, rear garden laid to artificial turf with flagged patio, perfect for outdoor dining, an additional area laid to block paving providing a further seating area. Two brick built outhouses ideal for storage. Oil tank concealed behind wooden fencing and a recycling area. A wooden gate gives access to an archway leading back to the front of the property.

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PLEASE NOTE SOME PHOTOGRAPHS ARE FROM A PREVIOUS SALE

TENURE We are informed the tenure is Freehold.

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

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.

