

Cumbrian Properties

15 Church Street, Shap



Price Region £265,000

EPC-D

Semi-detached | Well priced family home
2 receptions | 3 bedrooms | 1 bathroom
South facing garden | Ample parking | No chain

01768 867788
Corney Square, Penrith CA11 7PX

www.cumbrian-properties.co.uk
properties@cumbrian-properties.co.uk

2/ 15 CHURCH STREET, SHAP

An exciting opportunity to purchase a fantastic three-bedroom semi-detached house occupying a generous plot with ample parking, south facing garden and no onward chain. This property was formally the old police house and offers spacious accommodation throughout briefly comprising; porch, hallway, dining kitchen with pantry, utility room and downstairs WC, lounge with a modern feature fire and a second reception room which is currently being used as a home gym. Upstairs there are two double bedrooms, a generous single and family bathroom. Outside, the property boasts an enclosed rear garden with mature trees, fruit bushes and a lovely outlook, to the front there is a detached single garage with power and lighting along with parking for three cars with options to create additional parking spaces if required.

The accommodation with approximate measurements briefly comprises:

UPVC double glazed door to vestibule.

VESTIBULE Tiled floor and UPVC double glazed door into entrance hall.

ENTRANCE HALL Karndean flooring, understairs storage cupboard, radiator and staircase to the first floor. Doors to lounge, dining room and kitchen.

DINING ROOM (16' narrowing to 11'3 x 12'10) Two radiators and UPVC double glazed windows to the front and side.



DINING ROOM

LOUNGE (13'6 x 11'6) UPVC double glazed window to the rear, radiator and modern feature gas fire.



LOUNGE

3/ 15 CHURCH STREET, SHAP

DINING KITCHEN (15'8 x 12' max) Fitted with a range of wall and base units with complementary worksurfaces incorporating a one and a half bowl sink with drainer, space for cooker with extractor fan above, space for fridge freezer, tiled floor, radiator and UPVC double glazed window to rear and side. Door to pantry with tiled floor and UPVC double glazed window to front. Door to utility room.



DINING KITCHEN

UTILITY ROOM (8'2 x 6') Tiled floor, plumbing for washing machine, space for tumble dryer and plumbing for dishwasher, UPVC double glazed window to the front and UPVC double glazed door providing access to the garden. Generous size storage cupboard housing the floor mounted Baxi boiler. Door to WC.

SEPARATE WC Two piece suite comprising low level WC and wash hand basin. Tiled floor and UPVC double glazed window to the rear.



UTILITY ROOM

FIRST FLOOR

LANDING UPVC double glazed window to the front, generous size storage cupboard housing the water cylinder, access via a pull down ladder to boarded and insulated loft area with Velux window and light. Doors to bedrooms and bathroom.

BATHROOM White three piece suite comprising shower over bath, low level WC and wash hand basin. Part tiled walls, radiator, Karndean flooring and UPVC double glazed window to the front.

4/ 15 CHURCH STREET, SHAP



BATHROOM

BEDROOM 1 (13'5 x 11'6) UPVC double glazed window to the rear and radiator.



BEDROOM 1

BEDROOM 2 (12'3 x 10'5) UPVC double glazed window to the rear and radiator.



BEDROOM 2

BEDROOM 3 /OFFICE (10'5 max x 8'5) UPVC double glazed window to the side and radiator.



5/ 15 CHURCH STREET, SHAP

OUTSIDE To the front of the property is a low maintenance paved garden with driveway providing ample parking leading to garage. Side access gate to the rear of the property. Enclosed rear garden mainly laid to lawn with mature trees, shrubs and flowers, vegetable patch, garden shed and seating area.

SINGLE GARAGE Up and over door, power and light, wood framed single glazed window to the side, UPVC double glazed window and door to the rear.

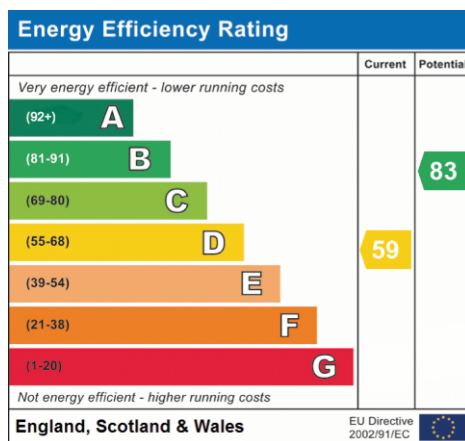


REAR GARDEN

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.



reasons to sell with us...

more than

455

properties listed in our
Carlisle office

more than

390

properties sold from
our Carlisle office

we sold

255

more properties than
our closest competitor

we have over

500

Google reviews with a
4.9/5 Google Rating

*UK Rightmove, Market Share Information
from 31/01/2023 - 31/01/2024, CA1 to CA8

Celebrating over 30 years
on your high street

www.cumbrian-properties.co.uk

