

Cumbrian Properties

67 Norfolk Street, Denton Holme



Price Region £225,000

EPC-D

Traditional terraced property | Popular residential area

2 reception rooms | 3 bedrooms | Sun Room

Gardens & parking | Beautiful outlook over the park

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This stunning three bedroom, two reception room traditional terraced property is situated in an ideal location with St James Park to the front and playing fields to the back and offers low maintenance gardens and parking. This superb property is full of character and has a calm and relaxing vibe throughout. From the vestibule is a stained glass glazed door leading to the entrance hall with access to the bay fronted lounge and a spacious dining room with original storage and French doors leading out to the rear garden, cloakroom and opening into the kitchen which is flooded with light and features traditional style units along with a range cooker and opening into the sun room which catches the sun all day providing the perfect space to relax and enjoy your morning coffee with views over the garden. To the first floor there is a split level landing leading to three bedrooms and bathroom. The master bedroom has gorgeous views over St James Park and an en-suite cloakroom partitioned by a frosted glazed panel. The second bedroom has plenty of fitted storage and a lovely open aspect over the playing fields and the third bedroom/office features a full length tilt & turn French window with Juliette balcony and an open aspect, and a stylish bathroom completes the first floor. This stunning property offers plenty of space and the potential to create more by converting the loft or the cellar which spans the length and width of the house. Low maintenance forecourt garden along with residents permit parking and a pretty tiered south facing tiered garden laid to artificial turf and paving with an open aspect and with gate providing access to the playing fields. The location of this property offers everything from local shops and schools, pleasant park and riverside walks and just a ten minute walk into the city centre.

The accommodation with approximate measurements briefly comprises:

VESTIBULE Tiled flooring, original coving to ceiling and a stained glass glazed door leading into entrance hall.

ENTRANCE HALL Staircase to the first floor, original coving and cornice, original wood flooring, part wood panelled walls, radiator and doors to lounge and dining room.



ENTRANCE HALL

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LOUNGE (15'4 max into bay window x 13'9 max) Double glazed bay window to the front of the property overlooking the park with wood panelling below, two radiators, contemporary log effect gas fire, picture rail, original coving and ceiling rose.



LOUNGE

DINING ROOM (14'4 max x 13'7 max) Coal effect gas fire set on a tiled hearth, double glazed French doors leading out to the rear garden, original built in storage, original wood floorboards, radiator, ceiling rose and picture rail. Doors to cloakroom and kitchen.



DINING ROOM

CLOAKROOM Two piece suite comprising of vanity unit wash hand basin and WC with concealed cistern. Panelled ceiling with spotlights, panelled walls and wood flooring.



CLOAKROOM

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KITCHEN (15'5 max x 8' max) Fitted kitchen incorporating an electric range style cooker with six burner hob, integrated washing machine, plumbing for dishwasher, integrated freezer, a 1.5 bowl ceramic sink with mixer tap, tiled splashbacks and wood worksurfaces. Panelled ceiling with spotlights, double glazed windows to the side, wood flooring, under counter lighting and display lighting. Opening into the sun room.



KITCHEN

SUN ROOM (11' max x 6' max) Perspex roof, wood flooring, vertical radiator, electric heater, double glazed windows and double glazed French doors to the rear garden.



SUN ROOM

FIRST FLOOR Half landing with doors to bathroom and bedroom 3. Landing with doors to bedrooms 1 and 2, original stained glass skylight, part wood panelled walls, coving to ceiling and access to the loft via a drop down ladder.



LANDING

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BEDROOM 1 (17'8 max x 12'5 max) Two double glazed sash windows to the front with stunning views over the park, two radiators, original coving, picture rail, built in shelving and open plan **EN-SUITE CLOAKROOM** Wash hand basin, WC, built in shelving, tiled splashbacks and heated towel rail.



BEDROOM 1

BEDROOM 2 (13'6 x 10') A range of fitted wardrobes, coving to ceiling, picture rail and double glazed sash window to the rear with views over the park. Cupboard housing the Baxi boiler, radiator and wash hand basin with tiled splashback and illuminated mirror above.



BEDROOM 2

FAMILY BATHROOM (6' x 4'7) Three piece suite comprising of shower over panelled bath with waterfall shower head, vanity unit wash hand basin and WC. Double glazed frosted window, tiled walls, panelled ceiling, spotlights, tile effect flooring and heated towel rail.



FAMILY BATHROOM

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BEDROOM 3 (9' x 8') Double glazed full length tilt and turn window with Juliette balcony overlooking the park, radiator, coving and picture rail.



BEDROOM 3

OUTSIDE Low maintenance front forecourt garden along with residents permit parking. To the rear of the property is a tiered garden with an artificial turf area, raised seating area and steps down to a low maintenance paved and artificial turf garden with gate providing pedestrian access to the park and additional parking. Outside water supply and electrical sockets along with raised flower beds and store.



REAR GARDEN



PARKING AREA

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TENURE We are informed the tenure is Freehold

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

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