

# Cumbrian Properties

30 Esk Bank, Longtown



Price Region **£130,000**

**EPC-G**

Semi-detached property | Close to countryside & river walks  
Open plan living | 1 bedroom | Ground floor shower room  
Rear garden & spacious driveway | Ideal FTB or BTL

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## 2/ 30 ESK BANK, LONGTOWN

This cosy, immaculately presented, one bedroom, semi-detached property is situated on the edge of Longtown close to countryside and river walks. The double glazed and electric heated accommodation briefly comprises entrance hall, open plan lounge/dining/kitchen and ground floor shower room. To the first floor is the double bedroom with walk-in wardrobe and dressing room/office. Lawned rear garden with garden shed and tarmac driveway to the side of the property. The property will interest many buyers so whether you are a first time buyer, property investor as a buy to let, or as an Airbnb the vendor will consider selling the property fully furnished.

The accommodation with approximate measurements briefly comprises:

**UPVC front door into the entrance hall.**

**ENTRANCE HALL** Wood effect laminate flooring, staircase to the first floor and door to lounge/dining/kitchen.

**LOUNGE/DINING/KITCHEN (25'7 x 13'8)** UPVC double glazed windows to the front and rear, Velux window to the rear, wood effect laminate flooring, open fireplace housing a log burner, electric radiator and UPVC door to the side.

Fitted kitchen incorporating an electric oven and grill, four ring electric hob with tiled splashback, sink unit with mixer tap, plumbing for washing machine, understairs cupboard and door to shower room.



OPEN PLAN LOUNGE/DINING/KITCHEN

**SHOWER ROOM (9'8 x 6'5)** Three piece suite comprising walk-in shower unit, vanity unit wash hand basin and low level WC. Tiled flooring, electric towel rail and UPVC double glazed frosted window to the rear.

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SHOWER ROOM

## FIRST FLOOR

LANDING UPVC double glazed window to the rear and door to bedroom.

BEDROOM (14'7 x 11'6) UPVC double glazed window to the front, electric radiator, walk-in wardrobe and door to dressing room/office.



BEDROOM & DRESSING ROOM/OFFICE

DRESSING ROOM/OFFICE (7'3 x 4'9) Light and power.

OUTSIDE Enclosed lawned rear garden with gravelled patio and wooden shed. Tarmac driveway to the side of the property providing off-road parking.

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REAR GARDEN

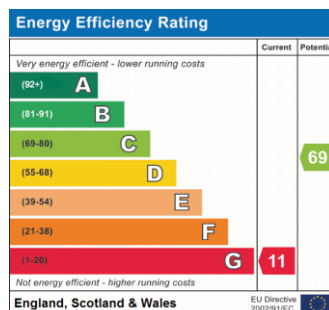


VIEW TO THE FRONT

**TENURE** We are informed the tenure is Freehold.

**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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more than

**455**

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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

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