

Cumbrian Properties

4 Garbridge Court, Appleby



Price Region £180,000

EPC-

Semi-detached house | Ideal first time purchase
1 reception | 2 bedrooms | 1 bathroom
Low maintenance garden | Parking for 2 cars

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2/ 4 GARBRIDGE COURT, APPLEBY

A beautifully presented two bedroom semi-detached house located in a quiet cul-de-sac with parking for two cars, a low maintenance garden and sold with no onward chain. Internally the property is in excellent condition throughout and offers easy to manage accommodation briefly comprising vestibule, lounge, dining kitchen, two bedrooms and bathroom. Outside the property boasts a generous yet low maintenance garden with shed and gated side access. To the front is a block paved driveway for two cars. This property would make a wonderful first time purchase or a property to downsize into and must be seen to fully appreciate the accommodation on offer.

The accommodation with approximate measurements briefly comprises:

Entry via a wood framed double glazed door into vestibule.

VESTIBULE Tile effect flooring and door to lounge.

LOUNGE (13'10 x 12'3 max) UPVC double glazed window to the front, radiator, coving to ceiling and dado rail. Feature electric fire, staircase to the first floor and door to dining kitchen.



LOUNGE

DINING KITCHEN (12'2 x 7'9) Fitted kitchen incorporating a single bowl sink with drainer and mixer tap, tiled splashbacks, built in oven, hob and fitted extractor over. Washing machine, cupboard housing the boiler, under the counter fridge, tile effect flooring, radiator and UPVC double glazed window to the rear. UPVC double glazed door providing access out to the garden.



DINING KITCHEN

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FIRST FLOOR LANDING Radiator, loft access and doors to bedrooms and bathroom.

BATHROOM A white three piece suite comprising of bath with shower over, low level WC and wash hand basin. Part tiled walls, tile effect flooring, radiator and UPVC double glazed window to the rear.



BATHROOM

BEDROOM 1 (12'4 x 10' max) Two UPVC double glazed windows to the front, radiator, built in wardrobes and an over the stairs storage cupboard.



BEDROOM 1

BEDROOM 2 (9'2 x 5'10) Radiator and UPVC double glazed window to the rear.



BEDROOM 2

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OUTSIDE Block paved driveway to the front providing parking for two cars.
To the rear of the property is an enclosed low maintenance garden with large paved patio seating area, steps leading down to a gravelled area, gated side access and a garden shed.



REAR GARDEN

TENURE We are informed the tenure is Freehold

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

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EPC TO FOLLOW