

Cumbrian Properties

1 Curlew Walk, Kingfisher Park



Price Region £130,000

EPC-D

Mid-terraced property | Popular residential estate
1 reception room | 2 double bedrooms | 1 bathroom
Low maintenance gardens | No onward chain

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Nestled in the sought after residential estate of Kingfisher Park, just off Warwick Road, this two double bedroom, mid-terraced property is offered for sale with the benefit of no onward chain. The double glazed and gas central heated accommodation briefly comprises entrance hall, lounge with open staircase to the first floor and dining kitchen with French doors to the rear garden. To the first floor there are two double bedrooms including the master bedroom with fitted wardrobes, and bathroom. Low maintenance front and rear gardens and tarmac parking to the front of the property. This property would be ideal to the first time buyer or an opportunity for an investor as a buy to let.

The accommodation with approximate measurements briefly comprises:

UPVC front door into the entrance hall.

ENTRANCE HALL Door to lounge.

LOUNGE (16'8 x 12'6) UPVC double glazed window to the front, wood effect laminate flooring, two radiators, fireplace housing an electric fire, open staircase to the first floor and door to dining kitchen.



LOUNGE

DINING KITCHEN (12'5 x 9'5) Fitted kitchen incorporating electric oven and four ring gas hob with extractor hood above, integrated fridge freezer, plumbing for washing machine, sink unit with mixer tap and cupboard housing the Baxi boiler. Wood effect laminate flooring, radiator, understairs cupboard, UPVC double glazed window and UPVC double glazed French doors to the rear garden.



DINING KITCHEN

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FIRST FLOOR

LANDING Doors to bedrooms and bathroom.

BEDROOM 1 (12'5 x 9'4) UPVC double glazed window to the rear, radiator, loft access and a range of fitted wardrobes and drawers.



BEDROOM 1

BATHROOM (6' x 6') Three piece suite comprising electric shower above panelled bath, vanity unit wash hand basin and WC. Tile effect vinyl flooring and radiator.



BATHROOM

BEDROOM 2 (12'6 x 8'9) Two UPVC double glazed windows to the front, radiator and shelved cupboard housing the hot water tank.



BEDROOM 2

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OUTSIDE Tarmac driveway to the front of the property and low maintenance gravelled garden. Low maintenance paved rear garden with gravelled borders.

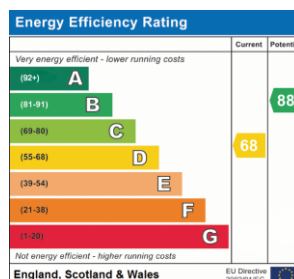


REAR GARDEN

TENURE We are informed the tenure is Freehold.

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

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