

# Cumbrian Properties

1 Wheelbarrow Court, Scotby



**Price Region £120,000**

**EPC-**

Ground floor apartment | Popular village location

1 reception room | 2 bedrooms | Wet room

Communal gardens | Parking

01228 599940

2 Lonsdale Street, Carlisle CA1 1DB

[www.cumbrian-properties.co.uk](http://www.cumbrian-properties.co.uk)  
[properties@cumbrian-properties.co.uk](mailto:properties@cumbrian-properties.co.uk)

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Situated in the popular village of Scotby, a two bedroom ground floor gas central heated apartment with parking and communal gardens. The accommodation is well presented throughout and comprises of entrance hall, spacious dining lounge with dual aspect windows and flame effect electric fire, kitchen with integrated oven and gas hob, two bedrooms with fitted wardrobes to Master, and a modern fully tiled wet room. Externally the property has plenty of parking and use of the maintained communal gardens. This property would be ideally suited to those looking for a single story low maintenance property. Scotby is a highly desirable village with its own shop, post office, school, church, pub and restaurant and is on a regular bus route to the city centre. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

**ENTRANCE HALL** Doors to kitchen, lounge, bedrooms and wet room. Built in storage cupboard, radiator and coving to ceiling.

**KITCHEN (9'4 x 7')** Fitted kitchen incorporating an electric oven with four burner gas hob and extractor hood above, a 1.5 bowl stainless steel sink with mixer tap, tiled splashbacks and plumbing for washing machine and dishwasher. Double glazed window to the front of the property, radiator and combi boiler.



KITCHEN

**LOUNGE (14' x 13')** Three double glazed windows, radiator, wood effect flooring, coving to ceiling and wall mounted flame effect electric fire.



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LOUNGE

**BEDROOM 1 (13' max x 9'3 max)** Two double glazed windows, radiator and fitted wardrobes.



BEDROOM 1

**BEDROOM 2 (13' max x 7' max)** Double glazed window and radiator.



BEDROOM 2

**WET ROOM (7' x 5')** Comprising of walk-in shower, WC and vanity unit wash hand basin. Tiled walls, heated towel rail, tiled flooring, panelled ceiling and double glazed frosted window.

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WET ROOM

**OUTSIDE** The property has a parking space and use of the maintained communal gardens.

**TENURE** We are informed the tenure is Leasehold – £50 pcm payable to cover insurance, window cleaning, gardening and external maintenance.

**COUNCIL TAX** To be confirmed by the vendor

**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.

EPC TO FOLLOW

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

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