

Cumbrian Properties

7 Arthuret Drive, Longtown



Price Region £215,000

EPC-

Detached bungalow | Recently renovated throughout
1 reception room | 2 bedrooms | 1 bathroom
Landscaped front & rear gardens | Drive & detached garage

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A two bedroom, detached bungalow situated in a cul-de-sac with landscaped front and rear gardens, driveway parking and detached garage. The double glazed and electric heated accommodation, which has been recently renovated throughout, briefly comprises entrance hall, dining lounge with multi fuel stove and French doors to the rear garden, kitchen with stable door to the rear garden, two bedrooms and modern shower room. Landscaped front and rear gardens, block paved driveway and detached garage. Located within walking distance of countryside walks and an abundance of local amenities including doctors, shops, hairdressers, cafes, public house, nursery and primary school.

The accommodation with approximate measurements briefly comprises:

UPVC stable style front door into the entrance hall.

ENTRANCE HALL Wood effect vinyl flooring, electric radiator and built-in shelved storage cupboard housing the hot water heater. Doors to dining lounge, kitchen, bedrooms and shower room.



ENTRANCE HALL

DINING LOUNGE (24'3 x 11') Wood effect laminate flooring, coving to the ceiling, multi fuel stove, electric radiator, UPVC double glazed windows to the front and side, UPVC double glazed French doors to the rear garden.



DINING LOUNGE

KITCHEN (10'5 x 9'5) Fitted kitchen incorporating sink unit with mixer tap, freestanding cooker with extractor hood above, plumbing for washing machine, tile effect vinyl flooring, UPVC double glazed window and UPVC double glazed stable style door to the rear.

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KITCHEN

BEDROOM 1 (12'4 x 10') UPVC double glazed window to the rear, electric radiator and coving to the ceiling.



BEDROOM 1

BEDROOM 2 (10'9 x 8') UPVC double glazed window to the front, electric radiator and coving to the ceiling.



BEDROOM 2

SHOWER ROOM (7'6 x 6') Three piece suite comprising walk-in shower unit, wash hand basin and WC. Heated towel rail, UPVC double glazed frosted window to the front and wood effect vinyl flooring.

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SHOWER ROOM

OUTSIDE Enclosed lawned front garden with slate chipped borders, block paved pathway, block paved driveway and detached garage. Landscaped lawned rear garden with wooden gazebo, wooden swing, garden shed, block paved footpath, gravelled areas, floral borders, external sockets and water supply. Gated access to both sides leads to the front of the property.



REAR GARDEN

TENURE We are informed the tenure is Freehold.

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

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

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