

Cumbrian Properties

11 Church Street, Shap



Price Region £160,000

EPC-

Terraced house | Popular village location
2 receptions | 2 bedrooms + loft room | 1 bathroom
Lovingly renovated throughout | Shared rear garden

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2/ 11 CHURCH STREET, SHAP

An exciting opportunity to purchase a stunning two bedroom terraced house located in the popular village of Shap. This property has been lovingly updated throughout leaving nothing for you to do other than move in. Internally the remarkably spacious accommodation briefly comprises entrance hall, lounge, dining room, downstairs WC/utility room and a beautiful kitchen. Upstairs there are two double bedrooms, a modern family bathroom and stairs that lead to the generous loft room with eaves storage. Outside the property has use of a shared enclosed lawned garden and a private storage shed. This really is a beautiful home that would make a wonderful first time purchase. Viewing is essential to fully appreciate the standard of accommodation on offer.

The accommodation with approximate measurements briefly comprises:

Entry via double glazed composite door into entrance hallway.

ENTRANCE HALLWAY Wood effect laminate flooring, radiator, staircase to the first floor and doors to lounge and dining room.

LOUNGE (11'4 x 11'2) UPVC double glazed window to the front, original cast iron fireplace, radiator and coving to ceiling.



LOUNGE

DINING ROOM (11'3 x 10'4) Solid oak flooring, radiator, understairs storage cupboard, UPVC double glazed window to the rear and door to the inner hallway.



DINING ROOM

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INNER HALLWAY Wood effect laminate flooring, doors to utility room and kitchen, radiator with decorative cover, and UPVC double glazed door providing access to the shared garden.

UTILITY ROOM/WC (6'4 narrowing to 3' x 5'3) Cupboard housing the boiler, plumbing for washing machine, space for dryer, wall and base units and low level WC with integrated wash hand basin.

KITCHEN (9'4 x 7'8) Fitted kitchen incorporating solid oak worksurfaces, a 1.5 bowl sink with drainer and mixer tap, built in oven and induction hob with extractor hood above. Integrated dishwasher and fridge/freezer, tile effect flooring, part tiled walls, heated towel rail and UPVC double glazed window to the side.



UTILITY ROOM/WC



KITCHEN

FIRST FLOOR LANDING Doors to bedrooms 1 & 2 and bathroom. Radiator with decorative cover, coving to ceiling and airing cupboard housing the hot water cylinder. Stairs to the second floor loft room.

BEDROOM 1 (12'5 x 11'4) UPVC double glazed window to the front, radiator, coving to ceiling and full height fitted wardrobes with shelved and hanging space.



BEDROOM 1

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BEDROOM 2 (11'6 x 8'10) UPVC double glazed window to the rear and radiator.



BEDROOM 2

BATHROOM A white suite comprising panelled bath with shower over, low level WC and vanity unit wash hand basin. Heated towel rail and UPVC double glazed window to the rear.



BATHROOM

SECOND FLOOR

LOFT ROOM (14'5 x 11'8) Two double glazed velux sky lights, access to eaves storage to two sides, wood effect laminate flooring and radiator.



LOFT ROOM

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OUTSIDE Enclosed rear garden shared with the neighbouring three properties which is mainly laid to lawn with outside storage shed. To the front of the property there is readily available on street parking.



REAR SHARED GARDEN



PRIVATE STORAGE SHED

TENURE We are informed the tenure is Freehold

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

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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

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