

# Cumbrian Properties

## 15 Croft Close, Brough



**Price Region £160,000**

**EPC-D**

Mid-terraced property | Cul-de-sac location  
1 reception | 3 bedrooms | First floor bathroom  
Gardens & gated driveway | Local occupancy clause applies

01768 867788  
Corney Square, Penrith CA11 7PX

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

## 2/ 15 CROFT CLOSE, BROUGH, KIRKBY STEPHEN

This well-presented mid-terraced three-bedroom property, situated in a cul-de-sac in the small market town of Brough, approximately four miles from Kirkby Stephen. The double-glazed property benefits from underfloor heating to the ground floor, central heating via a back boiler, and an immersion heater providing hot water. The accommodation briefly comprises an entrance hall, dining kitchen, lounge, inner hall, and office/boot room. To the first floor are three bedrooms and a family bathroom. Externally, to the rear of the property is an electric gated drive for multiple vehicles. To the front of the property is a walled low maintenance forecourt.

**A local occupancy clause applies — applicants must have lived and worked in Cumbria for a minimum of three years.**

The double glazed and central heated accommodation with approximate measurements briefly comprises:

**Entrance door into entrance hall.**

**ENTRANCE HALL** Plumbing for washing machine and door to kitchen.

**DINING KITCHEN (13'9 x 12'7)** A range of wall and base units with complementary worksurfaces incorporating a one and a half bowl sink unit with mixer tap. Electric oven and hob, dishwasher, central island unit, radiator, laminate flooring, double glazed window and glazed door to the rear garden. Doors to the hall and lounge.



DINING KITCHEN

**LOUNGE (18'9 x 10')** Double glazed windows to the front and rear, radiator and wood burning stove with back boiler behind.



LOUNGE

3/ 15 CROFT CLOSE, BROUGH, KIRKBY STEPHEN

HALL Understairs storage cupboard and door to office.

OFFICE/BOOT ROOM (6'5 x 4'6) Glass panelled door to the front.

## FIRST FLOOR

LANDING Loft access, doors to all rooms.



LANDING



BATHROOM

BATHROOM (9'3 narrowing to 4'9 x 7') Three piece suite comprising shower above bath, wash hand basin and WC. Double glazed window, heated towel rail and airing cupboard housing the water tank.

BEDROOM 1 (13'9 x 10') A double bedroom with fitted mirror fronted wardrobes, radiator, double glazed window to the rear and laminate flooring.



BEDROOM 1

BEDROOM 2 (11' x 10') A double bedroom with double glazed window to the rear and radiator.

BEDROOM 3 (10' x 7'5) Double glazed window to the front, radiator and storage shelves.

4/ 15 CROFT CLOSE, BROUGH, KIRKBY STEPHEN



BEDROOM 2



BEDROOM 3

**OUTSIDE** To the rear of the property is an electric gated drive for multiple vehicles. To the front of the property is a walled low maintenance forecourt. There is also on street parking, for residents only, available within the cul-de-sac.



REAR DRIVEWAY/GARDEN

**TENURE** We are informed the tenure is Freehold.

**COUNCIL TAX** We are informed the property is Tax Band A.

**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.

