

Cumbrian Properties

10 Croft Close, Brough



Price Region £130,000

EPC-

End-terraced property | Generous gardens & parking

1 receptions | 3 bedrooms | 1 bathroom

Local Occupancy clause applies | No onward chain

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2/ 10 CROFT CLOSE, BROUGH, KIRKBY STEPHEN

A spacious three bedroom end-terraced property located within a cul-de-sac of similar properties. Internally the accommodation briefly comprises entrance vestibule, cloakroom, spacious lounge and kitchen, three bedrooms and bathroom. Outside the property boasts a generous rear garden with seating areas, lawned garden, three storage sheds and a gate to the rear providing access to the well-maintained children's play park. To the front there is a residents parking lot and a central lawned garden. Sold with no onward chain, this property would make a wonderful family home. Local Occupancy restrictions apply.

The accommodation with approximate measurements briefly comprises:

UPVC double glazed door into vestibule.

VESTIBULE Door to entrance hall and sliding wooden door to the cloakroom with low level WC.

ENTRANCE HALL Door to lounge, staircase to the first floor, radiator and UPVC double glazed window to the side.

LOUNGE (20'9 x 11'5) UPVC double glazed window to the front, UPVC double glazed doors to the garden, radiator and multi fuel stove with back boiler providing central heating. Door to kitchen.



LOUNGE

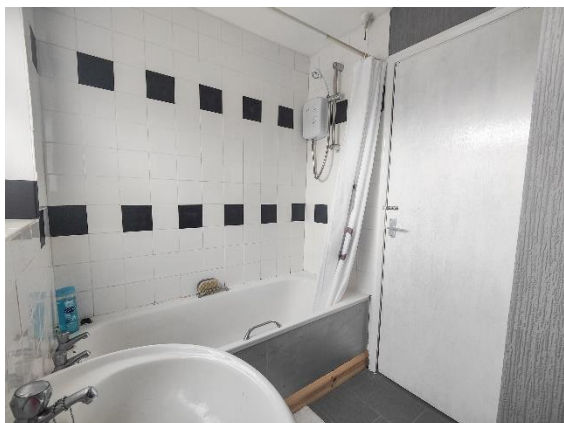
KITCHEN (20'3 x 9') Fitted kitchen incorporating sink unit with mixer tap, plumbing for washing machine, space for slimline dishwasher, fridge freezer and freestanding cooker with extractor hood above. Tile effect flooring, UPVC double glazed windows to the side and rear elevations, UPVC double glazed door to the garden and door to understairs storage area with UPVC double glazed window to the side.

FIRST FLOOR

LANDING UPVC double glazed window to the side, loft access, shelved overstairs storage cupboard, doors to bedrooms and bathroom.

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BATHROOM Three piece suite comprising shower above bath, low level WC and wash hand basin. Part tiled walls, tile effect flooring and UPVC double glazed window to front.



BATHROOM

BEDROOM 1 (12' x 9') UPVC double glazed window to the rear.



BEDROOM 1

BEDROOM 2 (9'8 x 8'5) UPVC double glazed window to the front.

BEDROOM 3 (9' x 8'7) UPVC double glazed window to the rear.



BEDROOM 2



BEDROOM 3

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OUTSIDE To the rear of the property is a block paved seating area and pathway leading around the house to a gated side entrance. Steps lead up to a crazy paved patio seating area with gate providing rear access backing onto the children's play park. There is also a lawned garden with gate providing access to three storage sheds. Residents parking to the front of the property and open green space to the front and rear including the children's play park.



REAR GARDEN



PARKING AREA



STORAGE SHEDS



VIEW TO THE FRONT



VIEW TO THE REAR

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TENURE We are informed the tenure is Freehold

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

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