

Cumbrian Properties

10 Cedar Grove, Stanwix



Price Region £84,500

EPC-C

Semi-detached bungalow | 50% shared ownership/ Over 55's

1 reception room | 2 bedrooms | Wet room

Front & rear gardens | North of the River Eden

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50% SHARED OWNERSHIP WITH CASTLES & COASTS

This two bedroom, semi-detached bungalow qualifies for 50% shared ownership, for those over 55, through Castle & Coasts. The double glazed and gas central heated accommodation briefly comprises entrance hall, lounge with patio doors to the rear garden, fitted kitchen, two bedrooms and wet room. Lawned front garden and driveway parking and a low maintenance landscaped garden laid to paving with raised flower beds and garden sheds.

The property has been adapted for wheelchair access.

The accommodation with approximate measurements briefly comprises:

Front door into entrance hall.

ENTRANCE HALL Radiator, wood effect laminate flooring and built-in shelved storage cupboard. Doors to kitchen, lounge, bedrooms and wet room.



ENTRANCE HALL

KITCHEN (11'5 x 7'5) Fitted kitchen incorporating sink unit with mixer tap, eye-level oven and grill, two ring electric hob with extractor hood above, plumbing for washing machine, radiator, cupboard housing the gas boiler, wood effect laminate flooring and timber framed double glazed window to the front.



KITCHEN

LOUNGE (18' x 11') Timber framed double glazed window to the side, UPVC double glazed sliding patio doors to the rear garden, two radiators and wood effect laminate flooring.

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LOUNGE

BEDROOM 1 (12' x 11') Timber framed double glazed window to the rear, radiator and wood effect laminate flooring.



BEDROOM 1

BEDROOM 2 (8'5 x 8'5) Timber framed double glazed window to the front, radiator, wood effect laminate flooring and fitted wardrobe with mirror fronted sliding doors.



BEDROOM 2

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WET ROOM (7'5 x 7'5) WC, wash hand basin and wall mounted electric shower. Panelled splashbacks and radiator.

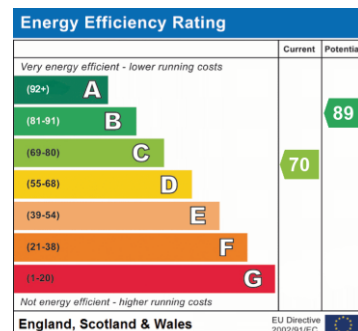


WET ROOM

OUTSIDE Lawned front garden with flag stone pathway, outside tap and driveway parking. Enclosed paved rear garden incorporating raised sleeper flower beds housing a variety of shrubs and bushes, timber shed, metal shed and gravelled borders.



REAR GARDEN



TENURE We are informed the tenure is Leasehold. 73 years remaining.

SERVICE CHARGE £89 per month. Includes building insurance landscaping and external maintenance.

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.