

Cumbrian Properties

2 Foster Street, Shap



Price Region £125,000

EPC-G

Mid terraced property | Village location
1 reception | 2 bedrooms | 1 bathroom
Low maintenance rear yard | No onward chain

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This two double bedroom mid terraced property is sold with the benefit of no onward chain and double glazing throughout and briefly comprises of lounge and dining kitchen with open staircase to the first floor. To the first floor there is a double bedroom, shower room and stairs to the second floor bedroom with fitted storage. This property would make an ideal first time buy purchase or investment opportunity as a buy to let. The village of Shap is ideally located for easy access to the M6 (J39) and has a range of amenities including primary school, shops, cafes, pub and open air swimming pool. Situated on the fringe of the Lake District National Park and the Yorkshire Dales with the towns of Penrith and Kendal within a half hour drive.

The double glazed accommodation with approximate measurements briefly comprises:

Entry via front door into lounge.

LOUNGE (14' x 9'10) Double glazed window to the front, wood effect laminate flooring, gas fire, dado rail and door to the dining kitchen.



LOUNGE

DINING KITCHEN (20' x 10') Fitted kitchen incorporating sink unit with drainer and mixer tap, tiled splashbacks, free standing gas cooker and plumbing for washing machine. Double glazed window to the rear, staircase to the first floor, tile effect vinyl flooring and UPVC double glazed door leading to the rear garden.



DINING KITCHEN

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FIRST FLOOR LANDING Built in shelved storage cupboard which also houses the hot water tank, double glazed window to the rear and doors to bedroom 1 and shower room. Stairs to the second floor.

BEDROOM 1 (13'2 x 10') Double glazed window to the front and original fireplace (decorative purposes only).



BEDROOM 1

SHOWER ROOM (8' x 4'6) Three piece suite comprising of low level WC, wash hand basin and walk-in electric shower. Double glazed frosted window to the rear.



SHOWER ROOM

SECOND FLOOR

BEDROOM 2 (15'5 x 10') Double glazed window to the front.



BEDROOM 2

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OUTSIDE To the rear of the property is a walled and fence enclosed low maintenance yard laid to flagstones with gated access through neighbouring properties for access to the side lane.



REAR YARD

TENURE We are informed the tenure is Freehold

COUNCIL TAX We are informed the property is in 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.

