

Cumbrian Properties

12 Beech Close, Longtown



Price Region £130,000

EPC-B

Semi-detached | Market town location
1 reception room | 2 bedrooms | 1 bathroom
Front & rear gardens | 2 parking spaces

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2/ 12 BEECH CLOSE, LONGTOWN, CARLISLE

This two double bedroom semi-detached property is electric heated, double glazed and immaculately presented throughout. The accommodation briefly comprises of entrance hall, cloakroom, lounge and dining kitchen with integrated storage. To the first floor there are two double bedrooms and a three piece family bathroom. Low maintenance rear garden with lawned area, flagstone patio, laid shillies and gated access to two allocated parking spaces. Lawned garden to the front with flagstone pathway, bushes and shrubs.

The accommodation with approximate measurements briefly comprises:

Entry via double glazed composite door into entrance hall.

ENTRANCE HALL Staircase to the first floor, wall mounted electric radiator and doors to lounge and cloakroom.



ENTRANCE HALL

CLOAKROOM Low level WC, wash hand basin, tiled splashback, heated towel rail and double glazed frosted window to the front.

LOUNGE (14'8 x 9'2) Double glazed window to the front, electric radiator and door to the dining kitchen.



LOUNGE

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DINING KITCHEN (12'6 x 11') Fitted kitchen incorporating electric oven and grill, four burner electric hob with glass splashback behind and overhead extractor, plumbing for washing machine and sink with drainer and mixer tap. Double glazed windows to the rear, wall mounted electric radiator, understairs storage cupboard, tile effect vinyl flooring and UPVC double glazed door leading to the rear garden.



DINING KITCHEN

FIRST FLOOR LANDING Storage cupboard housing the hot water tank, wall mounted electric radiator and doors to bedrooms and family bathroom.

BEDROOM 1 (12'6 x 10'9) Double glazed windows to the rear and wall mounted electric radiator.



BEDROOM 1

BEDROOM 2 (12'5 x 7'7) Double glazed window to the front, electric radiator and loft access.



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FAMILY BATHROOM (6'6 x 6') Three piece suite comprising low level WC, wash hand basin and shower over panelled bath. Tiled splashbacks and heated towel rail.



FAMILY BATHROOM

OUTSIDE To the front of the property is a lawned garden with floral borders, shrubs, flagstone pathway and shillied borders. Fence enclosed rear garden with lawned area, laid shillies, flagstone patio area, external water tap and gated access which leads to a shillied pathway leading to two allocated parking spaces.



REAR GARDEN

TENURE To be confirmed

COUNCIL TAX To be confirmed

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