

# Cumbrian Properties

35a Brisco Road, Upperby



**Price Region £67,500**

**EPC-E**

First floor flat | Allocated parking  
1 reception room | 2 bedrooms | Shower room  
Communal gardens | No onward chain

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A two bedroom, first floor flat which does require some modernisation and is sold with the benefit of no onward chain. The double glazed and electric heated accommodation briefly comprises entrance hall, spacious dining lounge, kitchen, two bedrooms and shower room. Allocated parking, visitor parking and communal gardens with drying facilities.

The accommodation with approximate measurements briefly comprises:

**Front door into entrance hall.**

**ENTRANCE HALL** Coving to the ceiling, electric radiator and loft access. Doors to dining lounge, bedrooms and shower room.

**DINING LOUNGE (17' x 13'3)** UPVC double glazed window to the front, coving to the ceiling, electric radiator and sliding door to the kitchen.



DINING LOUNGE

**KITCHEN (9' x 7'6)** Fitted kitchen incorporating sink unit, space for freestanding cooker with extractor hood above, plumbing for washing machine, built-in storage cupboard housing the hot water tank and UPVC double glazed window to the front.



KITCHEN

**BEDROOM 1 (11'3 x 10')** UPVC double glazed window to the rear, electric radiator and built-in wardrobes with mirror fronted sliding doors.

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BEDROOM 1

**BEDROOM 2 (9' x 7'7)** UPVC double glazed window to the rear and electric radiator.



BEDROOM 2

**SHOWER ROOM (7'5 x 5'5)** Three piece suite comprising walk-in shower unit with aqua-panelled splashbacks, WC and wash hand basin. Electric heated towel rail and part tiled walls.



SHOWER ROOM

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**OUTSIDE** Communal rear garden with drying facilities, allocated parking and ample visitor parking.

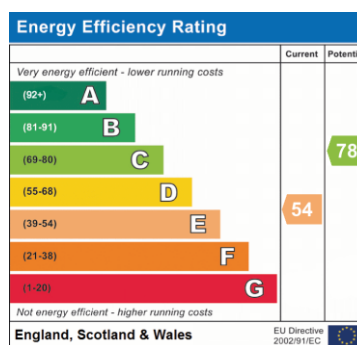


REAR OF THE PROPERTY

**TENURE** We are informed the tenure is Leasehold. Service charge £70pcm.

**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.



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