

# Cumbrian Properties

11 The Croft, Warcop



Price Region £260,000

EPC-E

Semi-detached property | Countryside views  
1 reception | 3 double bedrooms | No onward chain  
Mature rear garden | Driveway parking & integral garage

01768 867788  
Corney Square, Penrith CA11 7PX

[www.cumbrian-properties.co.uk](http://www.cumbrian-properties.co.uk)  
[properties@cumbrian-properties.co.uk](mailto:properties@cumbrian-properties.co.uk)

## 2/ 11 THE CROFT, WARCOP

This three double bedroom, semi-detached property is sold with the benefit of no onward chain and is situated on a no-through road. The accommodation briefly comprises vestibule, entrance hall, lounge with open fire, dining kitchen with sliding doors to the mature rear garden, inner hall, cloakroom and boot room with stable door to the garden. To the first floor there are three double bedrooms and bathroom. Block paved driveway parking to the front of the property providing parking for multiple vehicles in front of the integral garage and a mature rear garden enjoying countryside views.

The double glazed and central heated accommodation with approximate measurements briefly comprises:

**Front door into vestibule.**

**VESTIBULE** Door to entrance hall.

**ENTRANCE HALL** Staircase to the first floor, radiator and tiled flooring. Doors to lounge, dining kitchen and inner hall.



ENTRANCE HALL

**LOUNGE (14'8 x 14'6)** Timber framed double glazed window to the front, radiator, open fire and tiled flooring.



LOUNGE

**DINING KITCHEN (14'6 x 11)** Fitted kitchen incorporating sink unit, electric oven and grill, four ring electric hob with aluminium splashback and extractor hood above, radiator, tiled flooring, double glazed timber framed window to the rear and double glazed aluminium sliding doors to the rear garden.



DINING KITCHEN

**INNER HALL** Doors to cloakroom, boot room and garage.

**CLOAKROOM** WC, wash hand basin, tiled splashbacks, radiator and tiled flooring.



CLOAKROOM

**BOOT ROOM (9'9 x 8')** Timber framed double glazed window to the rear, timber stable door to the rear garden, tiled flooring, boiler and consumer box.



BOOT ROOM

**FIRST FLOOR LANDING** Doors to bedrooms and bathroom and built-in shelved storage cupboard housing the hot water tank.

**BATHROOM (8'4 x 8')** Three piece suite comprising WC, wash hand basin and electric shower above panelled bath. Radiator and timber framed double glazed frosted window to the side.



BATHROOM

**BEDROOM 1 (14'9 x 14'6)** Timber framed double glazed window to the front, radiator and wood flooring.



BEDROOM 1

**BEDROOM 2 (14'7 x 10')** Timber framed double glazed window to the rear and radiator.



BEDROOM 2

5/ 11 THE CROFT, WARCOP

**BEDROOM 3 (23'5 x 9'9)** Velux window to the front, timber framed double glazed window to the rear, radiator, wood flooring and loft access.



BEDROOM 3

**OUTSIDE** Block paved driveway to the front of the property for multiple vehicles with borders housing a variety of trees and bushes. Enclosed mature rear garden with paved and gravelled areas and a variety of bushes, trees and shrubs.

**GARAGE (18'4 x 9'8)** Up and over door, power, light and water supply.



REAR GARDEN



VIEW

6/ 11 THE CROFT, WARCOP

**TENURE** To be confirmed by the vendor.

**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.

