

Cumbrian Properties

29 Herbert Street, off London Road



Price Region £175,000

EPC-D

Terraced house | Attic room
2 reception rooms | 3 bedrooms | First floor bathroom
Generous rear yard & parking | Convenient location

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This three bedroom, two reception room, terraced property offers a spacious attic room, first floor four piece bathroom and off-street parking. Situated in a convenient location just outside of the city centre the traditional property is full of character and provides a spacious family home briefly comprising vestibule, entrance hall, lounge with gas fire, dining room with an impressive brick fireplace housing a multi fuel stove, generous kitchen with solid oak units, three double bedrooms, four piece fully tiled bathroom and a further 17' attic room to the second floor. To the front of the property there is on-street parking and to the rear of the property is a generous walled yard with gate providing off-street parking. Located close to local amenities including shops, schools and supermarkets and with excellent transport links to junction 42 of the M6 motorway.

The accommodation with approximate measurements briefly comprises:

Composite front door into the vestibule.

VESTIBULE Coving to the ceiling, step up and glazed door to the entrance hall.

ENTRANCE HALL Doors to lounge and dining room, staircase to the first floor, radiator, original coving and cornice.



ENTRANCE HALL

LOUNGE (13' x 12' max) Coal effect gas fire, double glazed window to the front, coving and ceiling rose, and radiator.



LOUNGE

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DINING ROOM (14'5 x 12'9 max) Brick fireplace housing a multi fuel stove, double glazed window to the rear, coving and ceiling rose, wood effect flooring, radiator, good size understairs storage, door and step up to the kitchen.



DINING ROOM

KITCHEN (16'7 x 9') Fitted kitchen incorporating an electric oven and grill, five ring gas hob with extractor hood above, one and a half bowl sink unit with mixer tap, plumbing for washing machine, integrated dishwasher, space for American style fridge freezer, solid wood wall and base units with under counter lighting and tiled splashbacks, ceiling spotlights, tiled flooring, two double glazed windows to the side and UPVC door to the rear garden.



KITCHEN

FIRST FLOOR

HALF LANDING Doors to bedroom 3 and bathroom.

LANDING Doors to bedrooms 1 & 2, door and staircase to the attic room, radiator and loft access.

BEDROOM 1 (16' max x 13') Double glazed window to the front, coving, original wooden floorboards and radiator.

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BEDROOM 1

BEDROOM 2 (14'6 max x 10' max) Double glazed window to the rear, wood effect flooring and radiator.



BEDROOM 2

BEDROOM 3 (9'8 max x 9' max) Double glazed window to the rear and radiator.



BEDROOM 3

BATHROOM (8'8 x 5'9) Four piece suite comprising corner shower cubicle, panelled bath, vanity unit wash hand basin and WC with concealed cistern. Fully tiled walls and flooring, panelled ceiling with spotlights, illuminated mirror, heated towel rail and frosted glazed window.

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BATHROOM

ATTIC ROOM (17'4 to under eaves x 16'3) Beamed ceiling, two double glazed Velux windows, two radiators and built-in eaves storage.



ATTIC ROOM

OUTSIDE To the rear of the property is a generous yard along with off-street parking, brick-built outhouse housing the boiler, and outside electrical sockets. Residents parking is available to the front of the property.



REAR YARD

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TENURE We are informed the tenure is Freehold.

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.

