

Cumbrian Properties

20 Huntsman Lane, Carleton Grange



Price Region £134,950

EPC-D

Mid-terraced property | Popular residential location
1 reception | 2 double bedrooms | 1 bathroom
Drive & garden | No onward chain | FTB/BTL opportunity

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This two double bedroom mid-terraced property sold with the benefit of no onward chain is gas central heated and fully double glazed and briefly comprises entrance hall, lounge and dining kitchen with French doors leading to the rear garden. To the first floor there are two double bedrooms along with a three piece family bathroom. Externally, to the rear of the property is a fenced low maintenance lawned garden with patio and to the front of the property there is driveway parking for two vehicles. The property would make an ideal opportunity as a first time buy or a buy to let investment.

The accommodation with approximate measurements briefly comprises:

Entrance to the property leads into the entrance hall.

ENTRANCE HALL (4'5 x 3') Wood effect laminate flooring and door to the lounge.

LOUNGE (16' x 12'5) Double glazed UPVC window to the front, two radiators, wood effect laminate flooring, staircase to the first floor and door to the dining kitchen.



LOUNGE

DINING KITCHEN (12'5 x 9'5) Fitted kitchen incorporating sink with drainer and mixer tap, electric oven and grill, four burner gas hob with tiled splashback and extractor hood above and plumbing for washing machine. Double glazed UPVC window to the rear, double glazed UPVC French doors to the rear garden, radiator, wood effect laminate flooring and door to understairs storage.



DINING KITCHEN

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FIRST FLOOR

LANDING Doors to both bedrooms and family bathroom.

BEDROOM 1 (12'5 x 9'5) Double glazed UPVC window to the rear and radiator.



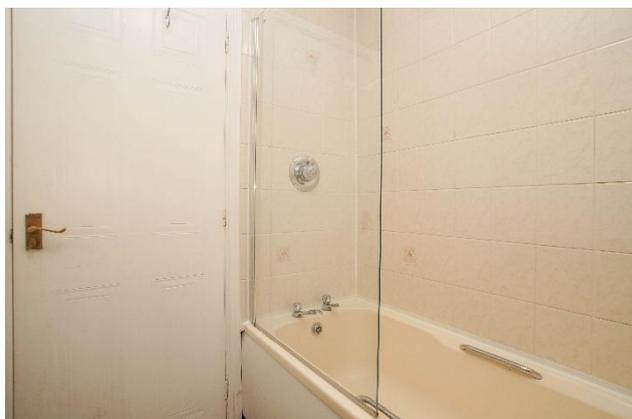
BEDROOM 1

BEDROOM 2 (12'5 x 9') Double glazed UVPC windows to the front, radiator and built-in shelved storage cupboard housing the hot water tank.



BEDROOM 2

FAMILY BATHROOM (6' x 6') Three piece suite comprising WC, sink basin with tiled splashback and shower over panelled bath. Radiator and wood effect vinyl flooring.



FAMILY BATHROOM

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OUTSIDE To the rear of the property is a fenced low maintenance lawned garden with laid flagstone path and patio. To the front of the property there is a tarmacked driveway for two vehicles.



REAR GARDEN

TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is Tax Band B.

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.

