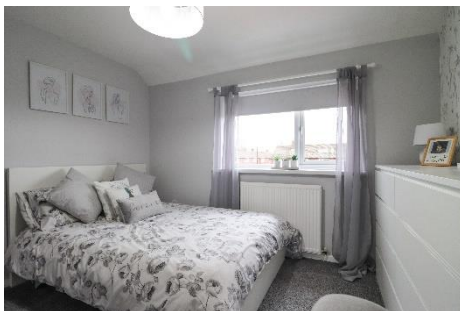


# Cumbrian Properties

19 Burn Street, Longtown



**Price Region £95,000**

**EPC-**

Terraced house | Immaculately presented  
1 reception room | 2 bedrooms | 1 bathroom  
Low maintenance garden | Parking

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## 2/ 19 BURN STREET, LONGTOWN

An immaculately presented two bedroom, one reception room terraced property with a low maintenance paved garden and off street parking situated in the centre of Longtown. The double glazed and oil central heated accommodation comprises of entrance hall and spacious lounge leading through to the dining kitchen with integrated appliances. To the first floor there are two well presented double bedrooms with fitted storage to the Master and a three piece bathroom suite. Externally the property has off street parking to the front of the property and a low maintenance paved garden to the rear with garden shed. The property would suit first time buyers and small families and is within walking distance to the amenities of Longtown including shops, schools and on regular bus routes to Carlisle and the borders.

The accommodation with approximate measurements briefly comprises:

Entry via composite door into entrance hall.

**ENTRANCE HALL** Staircase to the first floor, radiator and door to lounge.

**LOUNGE (13'10 max x 11' max)** Double glazed window to the front, radiator, wood effect flooring and door to dining kitchen.



LOUNGE

**DINING KITCHEN (17' x 8'6)** Fitted kitchen incorporating an electric oven and four burner hob with extractor hood above, sink unit with mixer tap, plumbing for washing machine and integrated fridge/freezer. Breakfast bar, radiator, wood effect flooring, double glazed window, built in storage cupboard and UPVC door leading out to the rear garden.



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DINING KITCHEN

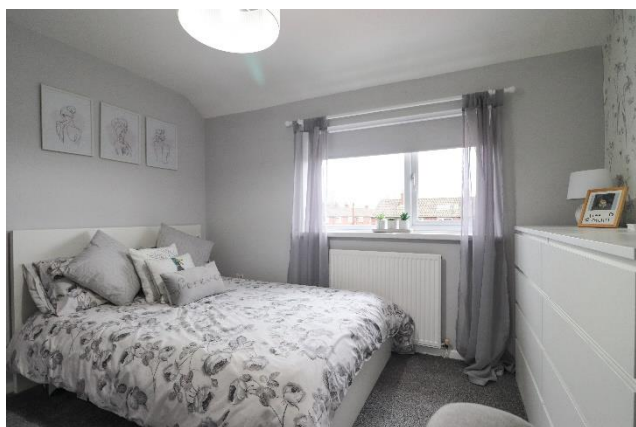
**FIRST FLOOR LANDING** Loft access and doors to bedrooms and bathroom and built in storage cupboard.

**BEDROOM 1 (13'9 x 8'8)** A range of fitted wardrobes, built in storage cupboard, radiator and double glazed window to the front.



BEDROOM 1

**BEDROOM 2 (10'6 x 9'10)** Radiator and double glazed window to the rear.



BEDROOM 2

4/ 19 BURN STREET, LONGTON

**BATHROOM (5'9 x 5')** Three piece suite comprising of shower over panelled bath, WC and wash hand basin. Double glazed frosted window, panelled ceiling, tiled wall, heated towel rail and tiled flooring.



BATHROOM

**OUTSIDE** To the rear of the property is a paved garden with gate providing pedestrian access to the rear, outside water tap, oil boiler and oil tank. Off street parking to the front of the property.



REAR GARDEN

**TENURE** We are informed the tenure is Freehold

**COUNCIL TAX** To be confirmed

**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.