

Cumbrian Properties

277 Pennine Way, Harraby



Price Region £125,000

EPC-

End terraced | Popular residential location
Modern kitchen & bathroom | 2 dbl bedrooms
Generous corner plot | Potential to extend

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Situated on a generous corner plot, this two double bedroom end terraced property is well presented throughout with modern kitchen and bathroom, recently fitted heating system and a new roof. The property is neutrally decorated throughout and comprises entrance hall, dining lounge with French doors to the rear garden, a modern kitchen with built in storage, two double bedrooms and a modern three piece bathroom. Externally there are generous side and rear lawned gardens providing excellent potential to extend subject to planning permission along with a utility outhouse with plenty of storage and plumbing. There is a gravelled driveway to the front of the property providing off street parking. Situated within walking distance of local shops and schools, on regular bus routes to the city centre and with good access to the M6 at Junctions 42 and 43. The property would make an ideal first time buy and is sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

Entry via UPVC door into the entrance hall.

ENTRANCE HALL Doors to dining lounge and kitchen, staircase to the first floor, radiator, coving and wood effect flooring.



ENTRANCE HALL

DINING LOUNGE (18' x 12' max) Double glazed French doors to the rear garden, double glazed window to the front, radiator and coving.



DINING LOUNGE

KITCHEN (10'6 x 7') Fitted kitchen incorporating an electric oven and four burner hob with extractor hood above, stainless steel sink with mixer tap, breakfast bar and integrated fridge. Understairs storage cupboard, radiator, double glazed window to the rear, wood effect flooring and UPVC door leading out to the rear garden.

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KITCHEN

FIRST FLOOR LANDING Doors to bedrooms and bathroom. Double glazed window, loft access and coving.

BEDROOM 1 (15'6 mx x 8'6 max) Double glazed window to the front, radiator and coving.



BEDROOM 1

BEDROOM 2 (11'9 max x 8'8 max) Built in storage cupboard housing the combi boiler, double glazed window to the rear, radiator and coving.



BEDROOM 2

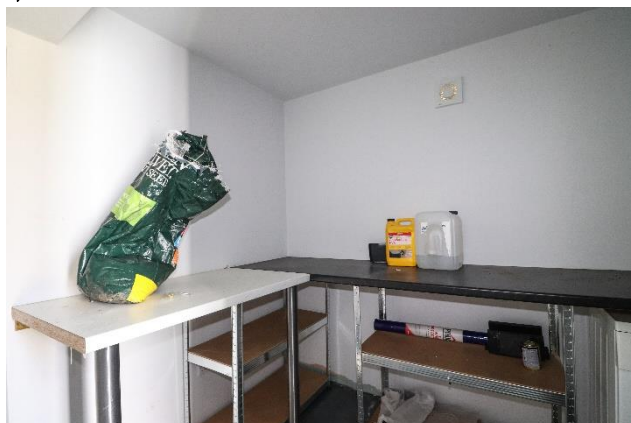
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BATHROOM (6' x 5') Three piece suite comprising of shower over panelled bath, vanity unit washy hand basin and WC. Fully boarded walls, double glazed frosted windows, panelled ceiling with spotlights, heated towel rail and wood effect flooring.



BATHROOM

OUTSIDE To the front of the property is a gravelled driveway providing off street parking for two to three vehicles along with a lawned garden to the side of the property on a generous plot with potential to extend subject to planning permission. Rear lawned garden and wash house (8' x 7'9) with plumbing for washing machine, space for tumble dryer, access to the front and rear of the property.



WASH HOUSE



FRONT DRIVEWAY AND REAR GARDEN

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TENURE We are informed the tenure is Freehold

COUNCIL TAX We are informed the property is in tax band A

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