

Cumbrian Properties

2 The Crescent, Kirkbride



Price Region £170,000

EPC-C

Mid-terrace property | Spacious interior & garden
3 reception rooms | 4 double bedrooms | 1 bathroom
Driveway and garage | No onward chain

2/ 2 THE CRESCENT, KIRKBRIDE

This exceptionally spacious four double bedroom, three reception room, mid terrace family home, provides off-street parking, lawned rear garden, and the benefit of solar panels. The property is double glazed and oil central heated and has plenty of storage throughout. The entrance porch provides a handy space for coats and shoes, and the lounge with cosy log burning stove, opens into a dining room which could equally lend itself to a second sitting room/playroom. The dining kitchen has solid wood wall and base units, built in storage and plenty of space for a table and chairs. There is also potential to knock into the dining room to create a larger dining kitchen/family room. Also on the ground floor, is the utility room, office, and a fully tiled three piece bathroom. To the first floor, there are four double bedrooms, a cloakroom and access to the loft which houses the solar panel controls. Externally, to the front of the property, there is driveway parking for two to three vehicles, leading up to the single garage. To the rear of the property, there is a lawned garden, which catches the sun all afternoon through to the evening, providing adequate space for outdoor entertaining and a safe secure space for children or pets to play. Located in a quiet cul-de-sac in the heart of Kirkbride, which has its own primary school, doctors' surgery, shops and post office. The property makes for an ideal family home and is sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

Entry through composite front door into the entrance hall.

ENTRANCE HALL Double glazed window, radiator, staircase to the first floor and door to the lounge.



ENTRANCE HALL

LOUNGE (13'7 x 11'9 max) Multi fuel stove set on a slate hearth with wooden lintel above, double glazed window to the front, radiator, coving to the ceiling, opening into the dining room.



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DINING ROOM (9' x 8'4) Coving to the ceiling, radiator, door to the office and kitchen.



DINING ROOM

OFFICE (8' x 7'8) Double glazed window to the rear overlooking the garden, radiator and coving.



OFFICE

DINING KITCHEN (18' x 8) Fitted kitchen incorporating electric oven and grill with four burner hob and extractor hood above, 1.5 bowl sink unit with mixer tap and space for two undercounter appliances. Tiled splashbacks, solid wooden base units, double glazed window overlooking the garden, coving to the ceiling, space for table & chairs, radiator, built in storage cupboard, door leading to the rear hallway.



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DINING KITCHEN

REAR HALLWAY Doors to the garage, bathroom, utility room and UPVC door to the rear garden.

BATHROOM (9'3 x 4'6) Three piece suite comprising shower over panelled bath, vanity unit wash hand basin and W/C. Fully tiled walls, panelled ceiling with spotlights, frosted glazed window, tiled flooring, and heated towel rail.



BATHROOM

UTILITY ROOM (8' x 4') Plumbing for washing machine and dryer, Worcester boiler and double glazed window.

FIRST FLOOR

LANDING Doors to all bedrooms, cloakroom, and access to the loft.

BEDROOM 1 (17'4 max x 9' max) Two double glazed windows to the rear, radiator and coving.



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BEDROOM 2 (12' x 9'9) Built in storage cupboards, double glazed window to the front, radiator and coving.



BEDROOM 2

BEDROOM 3 (13'6 max 8'8 max) Double glazed window to the front, radiator and coving.



BEDROOM 3

BEDROOM 4 (9' x 8') Double glazed window to the rear, radiator and coving.



BEDROOM 4

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CLOAKROOM Two piece suite comprising W/C and wash hand basin. Partially tiled walls, heated towel rail and coving.



CLOAKROOM

OUTSIDE To the front of the property, there is driveway parking for two to three vehicles and single garage. To the rear of the property, is a lawned garden with patio seating area, garden shed, oil tank and external water supply.



FRONT OF THE PROPERTY



REAR OF THE PROPERTY



REAR GARDEN

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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.

