

# Cumbrian Properties

31 Shawk Crescent, Thursby



**Price Region £175,000**

**EPC-**

Semi-detached property | Off street parking  
1 reception room | 3 bedrooms | 1 bathroom  
Gardens | Rural location

01228 599940  
2 Lonsdale Street, Carlisle CA1 1DB

[www.cumbrian-properties.co.uk](http://www.cumbrian-properties.co.uk)  
[properties@cumbrian-properties.co.uk](mailto:properties@cumbrian-properties.co.uk)

## 2/ 31 SHAWK CRESCENT, THURSBY

An immaculately presented, three bedroom, semi-detached property situated in the popular village location of Thursby with off-street parking and lawned garden. The double glazed and gas central heated accommodation briefly comprises entrance hall, good size lounge with glazed doors leading to the dining kitchen, separate utility and cloakroom. To the first floor there are two double bedrooms with fitted storage to the master, single bedroom with fitted storage and family bathroom. Externally, the property has off-street parking for two vehicles and a low maintenance lawned rear garden with flagstone patio. The property would ideally suit first time buyers or small family being situated within walking distance to the local primary school and just a five minute drive to local amenities.

The accommodation with approximate measurements briefly comprises:

**UPVC front door into entrance hall.**

**ENTRANCE HALL** Door to lounge, radiator and staircase to the first floor.

**LOUNGE (15' max x 12')** Double glazed window to the front with radiator below, pebble effect gas fire, coving to the ceiling and double glazed doors to the dining kitchen.



LOUNGE

**DINING KITCHEN (18' x 9'8)** Fitted kitchen incorporating an electric oven and four burner gas hob with extractor hood above, one and a half bowl stainless steel sink with mixer tap, understairs storage cupboard, ceiling spotlights, wood effect flooring, double glazed window to the rear, radiator and door to utility room.



DINING KITCHEN

3/ 31 SHAWK CRESCENT, THURSBY

**UTILITY ROOM (10' x 8'4)** Plumbing for washing machine, space for tumble dryer, radiator, double glazed window, UPVC door to the rear garden and door to cloakroom.

**CLOAKROOM** Two piece suite comprising vanity unit wash hand basin and WC. Combi boiler and wood effect flooring.



UTILITY ROOM



CLOAKROOM

**FIRST FLOOR LANDING** Doors to all bedrooms and bathroom. Loft access.

**BEDROOM 1 (12'6 x 9'5)** Built-in wardrobe, double glazed window to the front and radiator.



BEDROOM 1

**BEDROOM 2 (11'4 x 9'5)** Double glazed window to the rear and radiator.



4/ 31 SHAWK CRESCENT, THURSBY

**BEDROOM 3 (9'7 x 7')** Built-in storage cupboard, double glazed window to the front and radiator.



BEDROOM 3

**BATHROOM (7' x 5')** Three piece suite comprising shower over bath, vanity unit wash hand basin and WC with concealed cistern. Radiator, double glazed frosted window, tile effect flooring and panelled ceiling.



BATHROOM

**OUTSIDE** Off-street parking for two vehicles to the front of the property and path leading to the rear garden. Lawned rear garden with flagstone patio, storage shed and gate providing pedestrian access to the front of the property.



REAR GARDEN

5/ 31 SHAWK CRESCENT, THURSBY

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.

EPC GRAPH TO  
FOLLOW