

Cumbrian Properties

19 Adelphi Terrace, Currock



Price Region £110,000

EPC-

End terraced property | Popular residential location
Spacious dining lounge | 3 bedrooms | 1 bathroom
Generous rear yard | No onward chain

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A spacious and realistically priced, three double bedroom end terraced property briefly comprising entrance hall, open plan dining lounge, fitted kitchen, first floor four piece family bathroom and three bedrooms, one with walk-in wardrobe. Front forecourt and rear enclosed yard laid to flagstones with garden shed. The double glazed and gas central heated accommodation, which does require some modernisation, would make an ideal project for a first time buyer or a property developer looking to purchase as an investment opportunity.

The accommodation with approximate measurements briefly comprises:

Entry via UPVC door into entrance hall

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

DINING LOUNGE (23'6 x 11'5)

LOUNGE AREA (14' x 11'4) Double glazed window to the front, built in shelved storage cupboard and brick built fireplace housing a gas fire. Opens into dining area.

DINING AREA (11'5 x 9') Double glazed window to the rear and door to kitchen.



LOUNGE AREA



DINING AREA

KITCHEN (15'9 x 9'8) Fitted kitchen incorporating single bowl stainless steel sink with drainer and mixer tap, tiled splashbacks, free standing cooker with extractor hood above. Plumbing for washing machine, tile effect vinyl flooring, radiator, houses the Worcester boiler, understairs storage cupboard, glazed frosted panel facing into the dining area and UPVC double glazed door to the rear yard.



KITCHEN

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FIRST FLOOR LANDING Doors to bedrooms and bathroom.

BATHROOM (15'6 x 5') Four piece suite comprising panelled bath, walk-in shower unit, wash hand basin and WC. Wood effect laminate flooring, radiator, part tiled walls and double glazed frosted window to the side.



BATHROOM

BEDROOM 1 (11'10 x 10'6) Double glazed window to the front, radiator and wardrobe space with shelves and sliding doors.



BEDROOM 1

BEDROOM 2 (12'7 x 7'4) Double glazed window to the rear and radiator.



BEDROOM 2

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BEDROOM 3 (9'4 x 7'4) Double glazed window to the rear and radiator.



BEDROOM 3

OUTSIDE Wall enclosed front forecourt laid to flag stones. Spacious enclosed rear yard laid to flag stones with garden shed, outside water tap and pedestrian access gate to the rear lane.



REAR YARD

TENURE We are informed the tenure is Freehold

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

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