

Cumbrian Properties

Station View, Clifton



Price Region £315,000

EPC- G

Converted former Railway Station | Semi-rural location
1 reception | 2 bedrooms | 2 bathrooms
Garage & parking | Small paddock

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2/ STATION VIEW, CLIFTON

A spacious two bedroom detached bungalow with a small paddock located just under a mile from the village of Clifton. Offering well proportioned accommodation briefly comprising of entrance porch, entrance hall, lounge, bathroom, two double bedrooms, ensuite wet room to Master, dining kitchen and rear porch/utility area. Outside the property has gated parking to the front, additional parking for 2 cars plus a single detached garage to the rear, easy to maintain gardens and a small paddock.

The accommodation with approximate measurements briefly comprises:

UPVC double glazed door into entrance porch

ENTRANCE PORCH UPVC double glazed windows to the front and side elevations, exposed sandstone wall and UPVC double glazed door into entrance hall.

ENTRANCE HALL Electric radiator, UPVC double glazed window to the side and doors to lounge, bathroom, dining kitchen and bedrooms.

LOUNGE (16' x 12') UPVC double glazed windows to the side and rear elevations, wood burning stove and electric radiator.



LOUNGE

BATHROOM A white three piece suite comprising bath with shower over, low level WC and wash hand basin over vanity unit with storage cupboards. Shelled airing cupboard housing the hot water tank, majority tiled walls and UPVC double glazed window to side.



BATHROOM

3/ STATION VIEW, CLIFTON

BEDROOM 1 (12'8 x 9'2) UPVC double glazed window to the rear, coving to ceiling, electric radiator and sliding door to the en-suite wet room.

EN-SUITE WET ROOM (9' x 6'10) Part tiled walls, low level WC, wash hand basin, wall attachment for a shower, shower curtain rail, electric heated towel rail and UPVC double glazed window to the rear.



BEDROOM 1



EN-SUITE WET ROOM

BEDROOM 2 (11'7 x 9'7) UPVC double glazed window to the side and electric radiator.



BEDROOM 2

DINING KITCHEN (22'2 x 11'8) A range of wall and base units with complementary worksurfaces, built in oven and hob with extractor hood above, single bowl sink with drainer, integrated fridge, tiled splashbacks and UPVC double glazed window to the side. Open plan onto the dining area with UPVC double glazed window to the rear, two electric radiators and a built in storage cupboard. Door to utility space.



4/ STATION VIEW, CLIFTON

UTILITY SPACE Plumbing for washing machine, space for dryer, UPVC double glazed window and UPVC double glazed door to the rear.



UTILITY SPACE

OUTSIDE Enclosed front garden with well stocked flower and shrub borders, a raised gravelled seating area, gated access. To the rear of the property there is a block paved driveway providing parking for two cars leading to the single detached garage with up and over door, power and lighting. Opposite the property there is a small fence enclosed paddock.



5/ STATION VIEW, CLIFTON

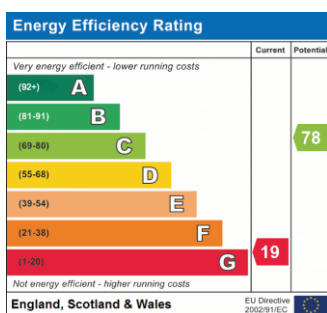


PADDOCK

TENURE We are informed the tenure is Freehold

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

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