

# Cumbrian Properties

12 Beech Close, Longtown



**Price Region £140,000**

**EPC-**

Semi-detached | Market town location  
1 reception room | 2 bedrooms | 1 bathroom  
Front & rear gardens | 2 parking spaces

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## 2/ 12 BEECH CLOSE, LONGTOWN, CARLISLE

This two double bedroom semi-detached property is electric heated, double glazed and immaculately presented throughout. The accommodation briefly comprises of entrance hall, cloakroom, lounge and dining kitchen with integrated storage. To the first floor there are two double bedrooms and a three piece family bathroom. Lw maintenance rear garden with lawned area, flagstone patio, laid shillies and gated access to two allocated parking spaces. Lawned garden to the front with flagstone pathway, bushes and shrubs.

The accommodation with approximate measurements briefly comprises:

Entry via double glazed composite door into entrance hall.

**ENTRANCE HALL** Staircase to the first floor, wall mounted electric radiator and doors to lounge and cloakroom.



ENTRANCE HALL

**CLOAKROOM** Low level WC, wash hand basin, tiled splashback, heated towel rail and double glazed frosted window to the front.

**LOUNGE (14'8 x 9'2)** Double glazed window to the front, electric radiator and door to the dining kitchen.



LOUNGE

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**DINING KITCHEN (12'6 x 11')** Fitted kitchen incorporating electric oven and grill, four burner electric hob with glass splashback behind and overhead extractor, plumbing for washing machine and sink with drainer and mixer tap. Double glazed windows to the rear, wall mounted electric radiator, understairs storage cupboard, tile effect vinyl flooring and UPVC double glazed door leading to the rear garden.



DINING KITCHEN

**FIRST FLOOR LANDING** Storage cupboard housing the hot water tank, wall mounted electric radiator and doors to bedrooms and family bathroom.

**BEDROOM 1 (12'6 x 10'9)** Double glazed windows to the rear and wall mounted electric radiator.



BEDROOM 1

**BEDROOM 2 (12'5 x 7'7)** Double glazed window to the front, electric radiator and loft access.



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**FAMILY BATHROOM (6'6 x 6')** Three piece suite comprising low level WC, wash hand basin and shower over panelled bath. Tiled splashbacks and heated towel rail.



FAMILY BATHROOM

**OUTSIDE** To the front of the property is a lawned garden with floral borders, shrubs, flagstone pathway and shillied borders. Fence enclosed rear garden with lawned area, laid shillies, flagstone patio area, external water tap and gated access which leads to a shillied pathway leading to two allocated parking spaces.



REAR GARDEN

**TENURE** To be confirmed

**COUNCIL TAX** To be confirmed

**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.