

Cumbrian Properties

2 Hawthorn Cottage, Low Hesket



Price Region £180,000

EPC-D

Mid-terraced cottage | Popular village location
1 reception room | 2 bedrooms | Four piece bathroom
Converted attic room | Good size rear garden

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2/ 2 HAWTHORN COTTAGE, LOW HESKET, CARLISLE

This cosy two bedroom, mid-terraced cottage boasts a combination of original characterful features along with more recent modern upgrades and is conveniently situated between Carlisle and Penrith. The electric heated accommodation briefly comprises lounge with log burner, inner hall with storage/utility cupboard, recently updated 23' dining kitchen with French doors to the rear garden, two ground floor double bedrooms and recently upgraded four piece modern bathroom. To the first floor is a spacious converted attic room with built-in storage cupboards. Front forecourt and rear yard with access to a good size lawned garden. The cottage is sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

UPVC front door into lounge.

LOUNGE (13' x 11'9) Wood effect laminate flooring, electric radiator, UPVC double glazed window to the front, log burner and door to inner hall.



LOUNGE

INNER HALL (8'6 x 6'9) Wood effect laminate flooring and spacious storage/utility cupboard with plumbing for washing machine and space for a condensing tumble dryer. Doors to dining kitchen, bedrooms 1 and 2, and bathroom. Staircase to the first floor.



INNER HALL

DINING KITCHEN (23'9 x 10')

KITCHEN AREA Fitted kitchen incorporating an eye-level oven and grill, four ring induction hob with extractor hood above and ceramic sink with mixer tap. Wood effect laminate flooring, electric radiator, UPVC double glazed window and UPVC double glazed frosted door to the rear.

DINING AREA UPVC double glazed French doors to the rear garden.

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DINING KITCHEN

BEDROOM 1 (11'8 x 10'7) Wood effect laminate flooring, electric radiator and UPVC double glazed window to the front.



BEDROOM 1

BATHROOM (7'9 x 7') Four piece suite comprising freestanding bath with mixer tap, WC, wash hand basin and walk-in shower with rainfall showerhead. Velux window, tiled walls and tiled flooring.

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BATHROOM

BEDROOM 2 (10'8 x 9'3) Wood effect laminate flooring, electric radiator, fitted wardrobe and storage cupboards and UPVC double glazed window to the side.



BEDROOM 2

FIRST FLOOR

ATTIC ROOM (to be confirmed from floor plan) Wood effect laminate flooring, Velux window to the rear and built-in storage cupboards.



ATTIC ROOM

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OUTSIDE Front forecourt laid to shillies and paving. Enclosed rear yard with outside tap and access to a spacious lawned garden.



REAR YARD

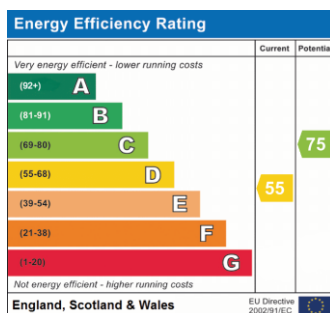


GARDEN

TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is Tax Band B.

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