

Cumbrian Properties

8 Chesterholm, Sandsfield Park



Price Region £215,000

EPC-D

Semi-detached property | Popular location
1 reception | 3 bedrooms | Shower room
Generous gardens | Garage & drive | Conservatory

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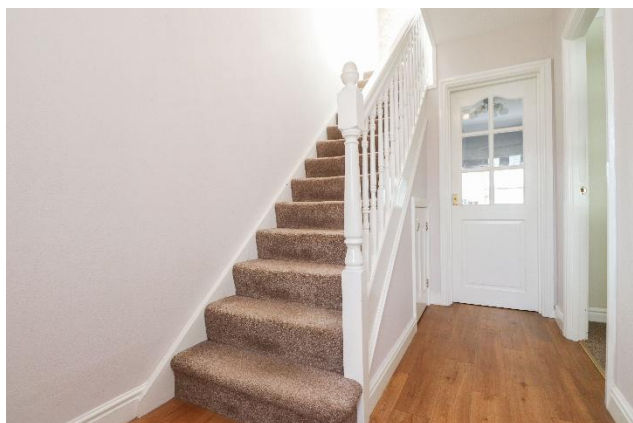
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This three bedroom, semi-detached property offers spacious living accommodation, conservatory, generous gardens, drive and garage. Located in a popular location to the west of the city the property is double glazed and gas central heated and briefly comprises entrance hall with fitted storage, bay fronted lounge, spacious dining kitchen with integrated appliances and conservatory with French doors opening on to the rear garden. To the first floor there are two double bedrooms – both with fitted storage, single bedroom and a modern three piece shower room. Externally, there are lawned gardens to the front and rear and a block paved driveway providing off-street parking leading up to the single garage. Located within easy walking distance of local shops and schools, on regular bus routes to the city centre and with excellent access to the western bypass. The property is sold with no onward chain.

The accommodation with approximate measurements briefly comprises:

Composite front door into the entrance hall.

ENTRANCE HALL Doors to lounge and dining kitchen, built-in cloaks cupboard, understairs storage, staircase to the first floor, radiator and wood effect flooring.



ENTRANCE HALL

LOUNGE (16' max into bay window x 11'4) Double glazed bay window to the front, coal effect electric fire, radiator and coving.



LOUNGE

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DINING KITCHEN (27' max x 8'8 max)

KITCHEN AREA Fitted kitchen incorporating an electric oven and four ring hob with extractor hood above, integrated fridge and freezer, stainless steel sink with mixer tap, radiator, wood effect flooring, double glazed window, tiled splashbacks and UPVC door to the rear garden, and step up to the dining/family room.

DINING/FAMILY ROOM Feature wood panelled wall, two radiators, double glazed window to the rear, French doors to the conservatory and wood effect flooring.



DINING KITCHEN & FAMILY ROOM

CONSERVATORY (12'8 x 9'3) Perspex roof, double glazed windows and French doors to the rear garden, two radiators and wood effect flooring.



CONSERVATORY

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FIRST FLOOR

LANDING Double glazed window, doors to bedrooms and shower room.

BEDROOM 1 (11'7 max x 11'4 max) Fitted wardrobe, double glazed window to the front and radiator.



BEDROOM 1

BEDROOM 2 (11'4 max x 8'3 max) Fitted wardrobe, built-in storage, double glazed window to the rear, radiator, coving and loft access.

BEDROOM 3 (8'8 x 8') Double glazed window to the front, radiator and coving.

SHOWER ROOM (8'4 x 5'6) Three piece suite comprising walk-in double shower unit, vanity unit wash hand basin and WC with concealed cistern. Part tiled walls, panelled ceiling with spotlights, two frosted glazed windows, heated towel rail and tile effect flooring.



SHOWER ROOM

OUTSIDE Low maintenance lawned garden along with block paved driveway providing off-street parking leading up to the garage. To the rear of the property is a generous lawned garden with patio seating areas and outside water supply.

GARAGE Power supply and a recently fitted combi boiler.

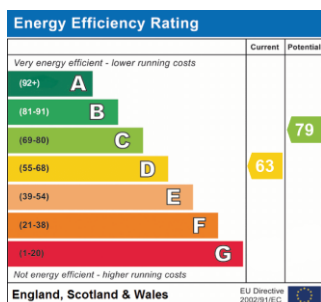
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REAR OF THE PROPERTY & GARDEN

TENURE We are informed the tenure is Freehold.

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



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