

Cumbrian Properties

28 Moor Crescent, Longtown



Price Region £169,950

EPC-D

Semi-detached property | Popular residential location
22' Dining kitchen | 3 bedrooms | Bathroom & separate WC
Front & rear gardens | Immaculately presented

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A realistically priced and immaculately presented, three bedroom, semi-detached property with low maintenance landscaped garden situated in the popular residential area of Longtown. The double glazed and oil central heated accommodation briefly comprises entrance hall, lounge with log burner and spacious dining kitchen with French doors to the rear garden. To the first floor there are two double bedrooms, a single bedroom, bathroom and separate WC. Enclosed lawned front garden and easily maintained landscaped rear garden with shed and gazebo. Situated within walking distances of the amenities in Longtown including shops, schools and regular bus routes to both Carlisle and the Borders. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

UPVC front door into entrance hall.

ENTRANCE HALL Wood effect laminate flooring, radiator, staircase to the first floor, UPVC double glazed window to the side, coving to the ceiling and shelved understairs storage cupboard with UPVC double glazed frosted window to the side. Doors to lounge and dining kitchen.



ENTRANCE HALL

LOUNGE (14'9 x 14'4) UPVC double glazed window to the front, two radiators and log burner.



LOUNGE

DINING KITCHEN (22' x 11'8) Fitted kitchen incorporating a four ring hob with extractor hood and aluminium splashback above, electric oven and grill, one and a half bowl sink unit with mixer tap. Wood effect laminate flooring, radiator, UPVC double glazed window and UPVC double glazed French doors to the rear garden, and UPVC double glazed frosted door to the side.

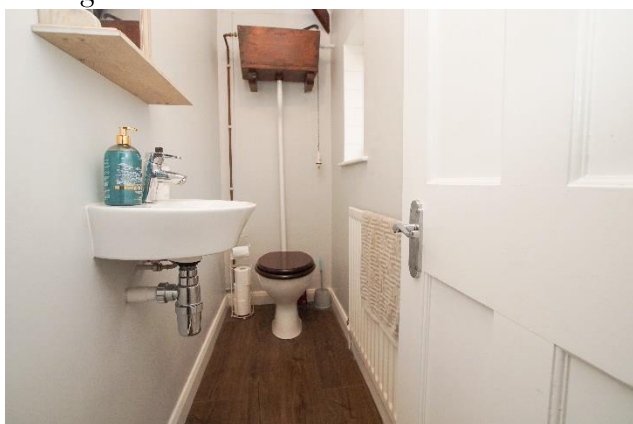


DINING KITCHEN

FIRST FLOOR

LANDING UPVC double glazed window to the side and access to the loft via a pull down ladder. Doors to bedrooms, bathroom and separate WC.

SEPARATE WC WC, wash hand basin, wood effect laminate flooring, radiator and UPVC double glazed frosted window to the side.



SEPARATE WC

BATHROOM (7'7 x 6'8) Panelled bath with shower above, wash hand basin, wood effect laminate flooring, heated towel rail and UPVC double glazed frosted window to the rear.



BATHROOM

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BEDROOM 1 (14'5 x 10'9) UPVC double glazed window to the front and radiator.



BEDROOM 1

BEDROOM 2 (14'5 x 10') UPVC double glazed window to the front and radiator.



BEDROOM 2

BEDROOM 3 (11' x 11') UPVC double glazed window to the rear and radiator.



BEDROOM 3

OUTSIDE Lawned front garden with slate shillies and block paved footpath. Enclosed rear garden incorporating block paved patio, lawn, slate shillies, spacious wooden shed, gazebo, gravelled borders, external sockets and tap.

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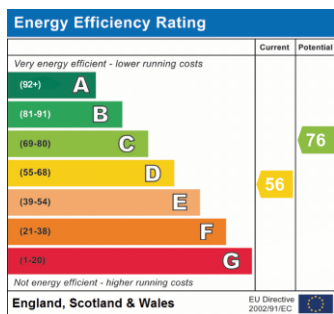


REAR GARDEN

TENURE We are informed the tenure is Freehold.

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

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