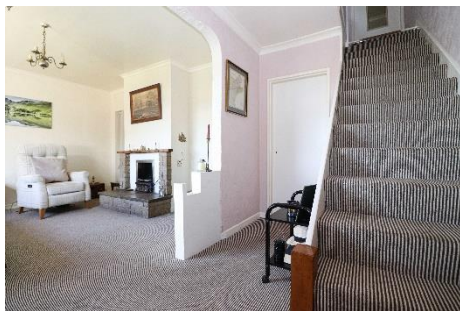


Cumbrian Properties

20 Fell View, Anthorn



Price Region £120,000

EPC-E

Terraced property | Rural location
2 reception rooms | 3 bedrooms | 1 bathroom
Generous gardens | Stunning views

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2/ 20 FELL VIEW, ANTHORN

This three bedroom, two reception room mid-terrace property is situated in an idyllic rural location with fantastic views over the sea and Lake District fells. The property is partially double glazed with an open fire and provides plenty of living space with potential to extend into the generous rear garden (subject to planning permission). In need of some modernisation, as reflected in the price, the property comprises entrance porch, open plan hall & lounge, dining room and kitchen which could be knocked through to create a light and airy dining kitchen with access to the rear garden. To the first floor there are two double bedrooms, single bedroom/office – all with fitted storage and a three piece bathroom. The front elevation has stunning sea views from all rooms. Externally to the front of the property there is a lawned garden and on street parking. To the rear is a generous lawned garden with well-established trees and plants providing plenty of privacy. Anthorn is a quiet village, popular with walkers, which is just 3 miles to Kirkbride which has its own primary school, shop/Post Office and doctors' surgery. The market town of Wigton is a 15 minute drive and further amenities in Carlisle just 30 minutes.

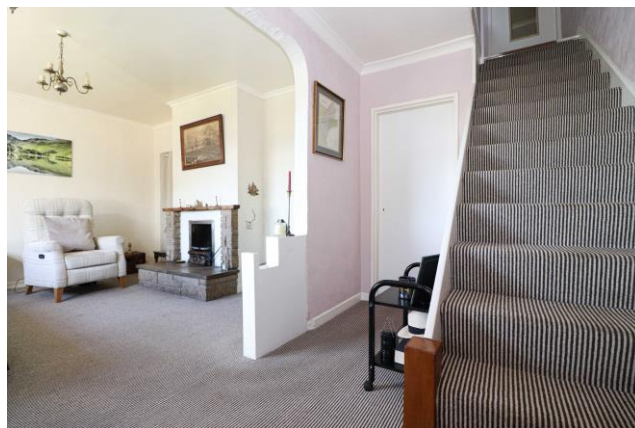
The accommodation with approximate measurements briefly comprises:

ENTRANCE PORCH UPVC front door, double glazed windows with stunning views across the sea, tiled flooring, panelled ceiling and door to the entrance hall.

ENTRANCE HALL Staircase to the first floor, coving, understairs storage, radiator, frosted glazed window, door to kitchen and opening to the lounge.



ENTRANCE PORCH



ENTRANCE HALL

LOUNGE (19'3 max x 12' max) Double glazed window to the front with stunning views across the sea, open fire, coving, radiator and opening to the dining area.



LOUNGE

3/ 20 FELL VIEW, ANTHORN

KITCHEN (10'8 x 9') Fitted kitchen incorporating an electric oven and four ring hob, plumbing for washing machine, stainless steel sink with mixer tap, tiled splashbacks, radiator, single glazed window and double glazed window, door to the rear garden and archway to the dining room.



KITCHEN

DINING ROOM (10'9 x 9'9) Double glazed window to the rear, radiator and coving. (Max. measurement of the kitchen and dining room for possible conversion would be 19'.)



DINING ROOM

FIRST FLOOR LANDING Doors to bedrooms and bathroom, access to part boarded loft and built-in airing cupboard housing the hot water tank.

BEDROOM 1 (14' max x 10'4 max) Two built-in storage cupboards, coving, radiator and double glazed window with fantastic views.



4/ 20 FELL VIEW, ANTHORN

BEDROOM 2 (14' max x 10'8 max) Built-in wardrobe, single glazed window to the rear, radiator and coving.



BEDROOM 2

BEDROOM 3 (9' max x 7' max) Built-in storage cupboard, double glazed window to the front with views, radiator and coving.



BEDROOM 3

BATHROOM (9' max x 5'8 max) Three piece suite comprising panelled bath, wash hand basin and WC. Two single glazed frosted windows, heated towel rail and tiled splashbacks.



BATHROOM

5/ 20 FELL VIEW, ANTHORN

OUTSIDE Lawned front garden and shared alleyway leading to the rear of the property. Generous, well-established, lawned garden with mature trees and plants along with patio seating area and outside storage with power.



REAR GARDEN



REAR OF THE PROPERTY



VIEW

TENURE To be confirmed by the vendor.

COUNCIL TAX To be confirmed by the vendor.

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.

