# Cumbrian Properties
## 13 Montreal Street, Currock



## Price Region £125,000

EPC-C

Mid-terraced property  |  Forecourt & rear yard
2 reception rooms  |  3 bedrooms  |  1 bathroom
Ideal First Time Buy/Investment  |  No onward chain

This well presented three bedroom, two reception room mid-terraced property is double glazed and gas central heated and has a lovely rear open aspect onto the playing field. Briefly comprising lounge with coal effect gas fire, sitting room/dining room, a modern fitted kitchen, utility room and three piece family bathroom. To the first floor there are three bedrooms, two of which benefit from built-in storage. Externally, there is a forecourt and street parking to the front of the property and to the rear is an enclosed paved rear yard with gate providing pedestrian access to the rear lane. The property is situated close to a range of local amenities including shops, schools and regular bus routes and would make an ideal first time buy or investment opportunity having been successfully let for several years.

The double glazed and central heated accommodation with approximate measurements briefly comprises:

**UPVC double glazed door into lounge.**
**LOUNGE  (13' max x 10'10 max)** Coal effect gas fire set on a marble hearth with marble back and wooden surround.  UPVC double glazed window to the front, radiator and wooden glazed door to second reception.



LOUNGE

**SECOND RECEPTION (14'6 max x 13' max)** UPVC double glazed window to the rear, radiator and door to staircase to the first floor.  Wooden glazed door to the kitchen.



SECOND RECEPTION ROOM

**KITCHEN (11'6 max x 7'3 max)** A range of wall and base units with complementary worksurfaces and tiled splashbacks incorporating a 1.5 bowl stainless steel sink with mixer tap. Four ring halogen hob with extractor hood above and recently fitted electric oven below. Wall mounted Baxi combi boiler, wood effect flooring, UPVC double glazed window and door to the rear yard. Wooden glazed door to utility.



KITCHEN

**UTILITY** Worksurface, plumbing for washing machine, space for fridge/freezer, loft access, UPVC double glazed window to the rear and door to bathroom.

**BATHROOM** White three piece suite comprising panelled bath with shower over, low level WC and vanity unit wash hand basin. Tiled walls, wooden flooring, panelled ceiling with LED spotlights, radiator and UPVC double glazed frosted window to the rear.



BATHROOM

**FIRST FLOOR**
**LANDING** Radiator, loft access and doors to bedrooms.

**BEDROOM 1 (13' max x 10'10)** UPVC double glazed window to the front, radiator and built in storage cupboard.

**BEDROOM 2 (11' x 10' max)** UPVC double glazed window to the rear, radiator and built in storage.
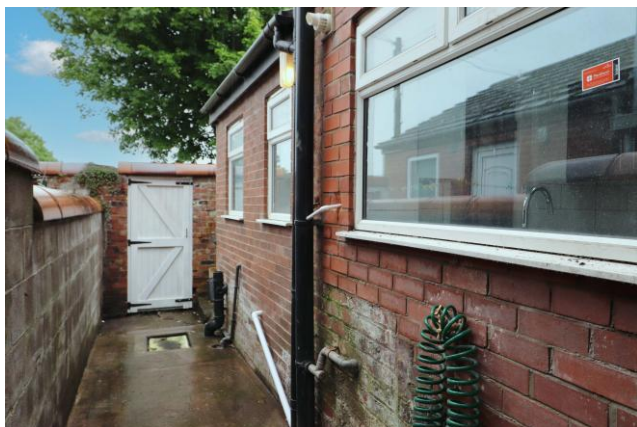

BEDROOM 1


BEDROOM 2

**BEDROOM 3 (15'6 max x 7'3 max)** UPVC double glazed window to the rear and radiator.



BEDROOM 3

**OUTSIDE** Front forecourt laid to concrete. Rear yard laid to concrete with pedestrian access gate to the rear lane. The rear of the property backs onto an open public green area and children's park.


REAR YARD


VIEW TO THE REAR

**TENURE**  We are informed the property is Freehold.

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

**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.