

# Cumbrian Properties

16 Harrison Street, Currock



Price Region £100,000

EPC-C

Mid-terraced property | Popular residential area  
1 reception room | 2 bedrooms | Ground floor bathroom  
Spacious dining kitchen | Front forecourt and rear yard

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This attractive, two double bedroom, mid-terraced property offers spacious accommodation and has a welcoming feel throughout. With many original features the property has plenty of character and briefly comprises lounge with multi fuel stove set in a stunning tiled fireplace, spacious dining kitchen with Velux window allowing the light to pour into the room creating a light and airy feel, and a four piece ground floor bathroom. To the first floor there are two double bedrooms - both with fitted storage. Externally the pretty tiled rear yard and front forecourt laid to artificial turf both provide a low maintenance tranquil outdoor space. Recent upgrades include newly fitted windows, radiators and boiler within the last two years and shutters to the windows on the front elevation. Located on a quiet street within easy walking distance of local amenities and the city centre the property would appeal to first time buyers, buy to let investors and those looking to downsize.

The accommodation with approximate measurements briefly comprises:

**Composite front door into lounge.**

**LOUNGE (12'7 max x 12'5 max)** Stunning tiled fireplace housing a log burning stove, wood flooring, double glazed windows with shutters to the front, radiator, coving to the ceiling, picture rail, ceiling rose, built-in storage cupboard, staircase to the first floor and opening to the dining kitchen.



LOUNGE

**DINING KITCHEN (23'8 max x 12'5 max)**

**KITCHEN AREA** Fitted kitchen incorporating an electric oven and four ring gas hob with extractor hood above, plumbing for washing machine, stainless steel sink unit with mixer tap, space for fridge freezer, double glazed Velux window, panelled ceiling with spotlights and tiled flooring.

UPVC door to the rear yard and door to bathroom.

**DINING AREA** Radiator, wood flooring, ceiling spotlights, coving to the ceiling, double glazed window and good size under stairs storage cupboard.

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DINING KITCHEN

**BATHROOM (13' max x 6' max)** Four piece suite comprising walk-in shower cubicle, corner spa bath, wash hand basin and WC. Fully tiled walls, tiled flooring, panelled ceiling with spotlights, radiator and frosted glazed window.



BATHROOM

## **FIRST FLOOR**

**LANDING** Doors to both bedrooms and loft access.

**BEDROOM 1 (12'8 x 12'6)** Double glazed window to the front with shutters, built-in storage cupboard and radiator.



BEDROOM 1

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**BEDROOM 2 (12'6 x 9')** Built-in storage cupboard housing the combi boiler, double glazed window to the rear and radiator.



BEDROOM 2

**OUTSIDE** Front forecourt laid to artificial turf. Tiled rear yard with outside tap and pedestrian access gate to the rear lane.

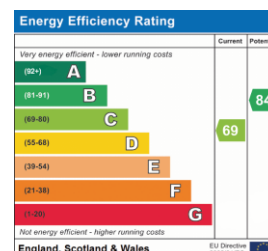


REAR YARD

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

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

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