

Cumbrian Properties

9 Church Street, Shap



Price Region £120,000

EPC-D

Terraced house | Popular village location
1 reception | 1 bedroom | 1 bathroom
FTB/BTL investment | No onward chain

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A well-proportioned terraced house lovingly maintained over the years with work that includes putting in foundations for extension, damp-proof tanking, replastering and decorating, a new fuse box in 2022 and a new boiler three years ago. Internally the accommodation briefly comprises porch, lounge, kitchen, first floor double bedroom and a generous bathroom. Outside, the property has a low maintenance rear garden with rear access, garden shed and foundations in place for a one or two storey extension. This property would make a wonderful first time purchase or viable investment opportunity and is sold with no onward chain.

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

Entrance to the property is via a UPVC double glazed door into the entrance porch.

ENTRANCE PORCH UPVC double glazed window to the front, radiator and door to the lounge.

LOUNGE (14'8 x 11'2) UPVC double glazed window to the front, two radiators, door to the kitchen and stairs to the first floor.



LOUNGE

KITCHEN (11'1 x 6'7) Fitted kitchen incorporating integrated fridge/freezer, built-in oven, hob and extractor hood above, single bowl sink with drainer and space for washing machine. Partially tiled walls, wall-mounted boiler, radiator, cupboard housing the fuse box, UPVC double glazed window to the rear and UPVC double glazed door to the rear garden.



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FIRST FLOOR

LANDING Loft access and doors to the bedroom and bathroom.

BATHROOM (11'1 x 6'6) Three piece suite comprising bath with shower over the bath, low level WC and wash hand basin. Radiator, built-in airing cupboard housing the hot water cylinder and shelved storage, partially tiled walls and UPVC double glazed window to the rear.



BATHROOM

BEDROOM (11'2 x 11') UPVC double glazed window to the front, radiator and over stairs storage cupboard.



BEDROOM

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OUTSIDE To the front of the property is on-street parking. To the rear of the property is a low maintenance enclosed garden with gated and pedestrian rear access, garden shed and foundations in place for a two-storey extension if desired.



REAR GARDEN

TENURE We are informed the tenure 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.

