

Cumbrian Properties

64 Stonehouse Park, Thursby



Price Region £200,000

EPC-D

Extended semi-detached property | 21' dining kitchen
2 reception rooms | 3 bedrooms | 1 bathroom
Low maintenance gardens | Driveway parking

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2/ 64 STONEHOUSE PARK, THURSBY

This three bedroom, two reception room, semi-detached property is situated in a quiet cul-de-sac and offers a spacious family home situated in the popular village of Thursby to the west of Carlisle. The double glazed and gas central heated accommodation briefly comprises entrance hall, spacious lounge leading to the dining room and a 21' dining kitchen with solid wood units and built-in pantry. To the first floor there are two double bedrooms, single bedroom and three piece bathroom. There is also access to a boarded loft via a drop down ladder. Externally to the front of the property there is a lawned garden along with a block paved driveway providing parking for two vehicles. To the rear of the property is a low maintenance paved garden providing a blank canvas for the new owners to make their own. Thursby has its own primary school, church and community village hall with the local amenities of Dalston less than a five minute drive away and with good access to Wigton and Carlisle. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

Front door into entrance hall.

ENTRANCE HALL Door to the lounge, staircase to the first floor and radiator.



ENTRANCE HALL

LOUNGE (13'7 max x 13'6 max) Coal effect electric fire, double glazed window to the front, radiator, coving to the ceiling, ceiling rose and opening to the dining room.



LOUNGE

DINING ROOM (16'7 x 9') Two double glazed windows overlooking the rear garden, radiator, coving to the ceiling, two ceiling roses, wood effect flooring, understairs storage cupboard, glazed door and step down to the dining kitchen.

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DINING ROOM

DINING KITCHEN (21' x 11'3) Fitted kitchen incorporating an electric oven and grill with four ring gas hob and extractor hood above, plumbing for washing machine and dishwasher, one and a half bowl sink unit with mixer tap, tiled splashbacks, solid wood wall and base units, tile effect flooring, two radiators, double glazed windows to the front and rear, under counter lighting, built-in pantry and UPVC door to the rear garden.



DINING KITCHEN

FIRST FLOOR

LANDING Doors to bedrooms and bathroom. Frosted glazed window, built-in storage cupboard housing the combi boiler and access to the boarded loft via a drop down ladder.

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BEDROOM 1 (12' max x 10' max) Built-in storage cupboard, double glazed window to the front and radiator.



BEDROOM 1

BEDROOM 2 (11' max x 10' max) Double glazed window to the rear and radiator.



BEDROOM 2

BEDROOM 3 (6'8 x 6') Double glazed window to the front and radiator.

BATHROOM (6' max x 5'3 max) Three piece suite comprising shower above panelled bath, wash hand basin and WC. Fully tiled walls, wood effect flooring, radiator and frosted glazed window.



BEDROOM 3



BATHROOM

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OUTSIDE Lawned front garden with floral borders along with a block paved driveway providing off-street parking for two vehicles. To the rear of the property is a paved garden incorporating patio seating area, garden shed, outside lighting, floral borders with mature trees and shrubs, outside water supply and external socket.



GARDEN



REAR OF THE PROPERTY

TENURE We are informed the tenure is Freehold.

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

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	