

# Cumbrian Properties

44 Stonehouse Park, Thursby



**Price Region £209,000**

**EPC-D**

Detached bungalow | Village location  
1 reception room | 2 bedrooms | 1 bathroom  
Corner plot | Gardens, drive and garage

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This two bedroom detached bungalow is situated on a fantastic corner plot with lawned gardens, drive and garage. The property formerly had three bedrooms, however the third bedroom was knocked into the kitchen to create a spacious dining kitchen that could easily be converted back if required. The double glazed and gas central heated accommodation is neutrally decorated throughout and briefly comprises entrance hall, lounge with dual aspect windows, spacious dining kitchen, two double bedrooms and three piece bathroom. Lawned gardens to the front, side and rear with greenhouse. A block paved driveway leads up to a single garage with electric door. The outside space provides potential to extend, if required, subject to the relevant planning permission. Situated in the popular village of Thursby with its own primary school and church, easy access to the A595 and the amenities of Dalston and Carlisle within close proximity.

The accommodation with approximate measurements briefly comprises:

**UPVC door into entrance hall.**

**ENTRANCE HALL** Doors to lounge, dining kitchen, bedrooms and bathroom. Loft access, wood effect flooring and radiator.

**LOUNGE (12'6 x 11'10)** Two double glazed windows to the front and side, radiator and boarded fireplace with gas connection, which could be reinstated if required.



LOUNGE

**DINING KITCHEN (26'8 max x 9'9 max)** Fitted kitchen incorporating a range of solid oak wall and base units, tiled splashbacks, built-in electric oven and grill with four burner gas hob with extractor hood above, one and a half bowl sink unit with mixer tap, plumbing for washing machine and space for fridge or freezer. Three double glazed windows, wood effect flooring, three radiators and built-in storage cupboard housing the Worcester combi boiler. UPVC door to the rear garden. (This space does incorporate what was formerly the third bedroom and could easily be partitioned off again.)

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KITCHEN

**BEDROOM 1 (12'6 x 10')** Double glazed window to the front and radiator.



BEDROOM 1

**BEDROOM 2 (11'6 x 9')** Double glazed window to the rear and radiator.



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**BATHROOM (8'7 x 5')** Three piece suite comprising shower over panelled bath, vanity unit wash hand basin and WC. Part tiled walls, wood panelled wall, heated towel rail, tile effect flooring and double glazed frosted window.



BATHROOM

**OUTSIDE** Generous wrap around lawned gardens with garden shed and block paved driveway to the side leading up to the single garage with electric roller door.



GARDEN

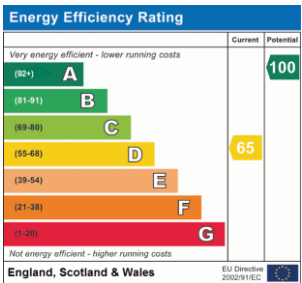


GARAGE

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

**COUNCIL TAX** To be confirmed by the vendor.

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