

Cumbrian Properties

11 Dunfell View, Kirkby Thore



Price Region £185,000

EPC-

Semi-detached property | Stunning countryside views

2 receptions | 3 bedrooms | 1 bathroom

Spacious lawned gardens | Drive & garage

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Local occupancy clause applies. Situated in the popular village of Kirkby Thore, is this generously proportioned, three bedroom semi-detached property with gardens, driveway and garage. The double glazed and electric heated accommodation briefly comprises vestibule, entrance hall, sitting room, spacious dining lounge with solid fuel back burner, cloakroom and dining kitchen. To the first floor there are three bedrooms and bathroom. The property benefits from spacious front and rear gardens, summer house, drive and garage.

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

Composite front door into the vestibule.

VESTIBULE Double glazed window to the side, laminate flooring and glazed wooden door to the entrance hall.

ENTRANCE HALL Radiator, staircase to the first floor, two double glazed windows to the front, doors to sitting room and dining lounge.



ENTRANCE HALL

SITTING ROOM (18' x 11') Double glazed windows to the front and rear, electric fire, radiator and coving.



SITTING ROOM

DINING LOUNGE (22' max x 12' max) Multi fuel stove on a tiled hearth, double glazed windows to the side and rear, radiator, laminate flooring, pantry, door to dining kitchen and access to the cloakroom.

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DINING LOUNGE

CLOAKROOM Two piece suite comprising wash hand basin and WC. Wall mounted storage cupboard and vinyl flooring.

DINING KITCHEN (14' x 14') Fitted kitchen incorporating two stainless steel sink units with mixer taps, double oven, four ring electric hob with extractor hood above, plumbing for washing machine and dishwasher, space for fridge freezer, double glazed windows to the side and rear, vinyl flooring and UPVC door to the rear garden.



DINING KITCHEN

FIRST FLOOR

LANDING Radiator, doors to bedrooms and bathroom, and staircase to the second floor.

BEDROOM 1 (12' x 11') Double glazed window to the rear, radiator and fitted cupboards.



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BEDROOM 2 (11' x 10') Double glazed window to the rear, radiator and fitted storage cupboards.



BEDROOM 2

BEDROOM 3 (8' x 8') Double glazed window to the front and fitted storage cupboards.



BEDROOM 3

BATHROOM Three piece suite comprising WC with concealed cistern, vanity unit wash hand basin and shower above panelled bath. Vinyl splashbacks and double glazed frosted window to the rear.



BATHROOM

SECOND FLOOR

STORAGE AREA (8' x 8') Double glazed Velux window.

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OUTSIDE Spacious lawned front garden with access to the garage and outhouse. Good size lawned rear garden with summer house, log store and borders housing a variety of plants and shrubs.



REAR GARDEN

NOTE The property benefits from a new chimney and new roof to the vestibule.

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.

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