

Cumbrian Properties

25 Croft Park, Wetheral



Price Region £175,000

EPC-

First floor apartment | Immaculately presented
1 reception room | 2 bedrooms | 1 bathroom
Popular village location | Garage

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2/ 25 CROFT PARK, WETHERAL

An immaculately presented, two bedroom, one bathroom, first floor apartment situated in the popular village of Wetheral. The property would appeal to first time buyers and those looking to downsize and briefly comprises spacious lounge with electric fire, two double bedrooms both with fitted wardrobes and storage, three piece bathroom and modern kitchen with breakfast bar. The property also has a single garage and use of the maintained communal gardens.

Wetheral is a popular village to the east of the city with its own shop, church, pubs, railway station and riverside walks.

The accommodation with approximate measurements briefly comprises:

UPVC front door into entrance hall.

ENTRANCE HALL Wood effect flooring and staircase to the first floor landing.

FIRST FLOOR

LANDING Leading to the open plan kitchen, radiator, built-in storage cupboard and access to part boarded loft, with light, via a safety ladder. Doors to both bedrooms, lounge and bathroom.

OPEN PLAN KITCHEN (11'4 x 10') Fitted kitchen incorporating electric oven, four burner hob with extractor hood above, stainless steel sink with mixer tap, plumbing for washing machine and space for fridge freezer. Breakfast bar, tiled splashbacks, wood effect flooring, double glazed window and radiator.



OPEN PLAN KITCHEN

LOUNGE (16' max x 13'4 max) Coal effect electric fire, double glazed window to the front, radiator and coving to the ceiling.



3/ 25 CROFT PARK, WETHERAL

BEDROOM 1 (13'3 x 11'7) Fitted wardrobes, built-in storage cupboard, double glazed window to the front and radiator.



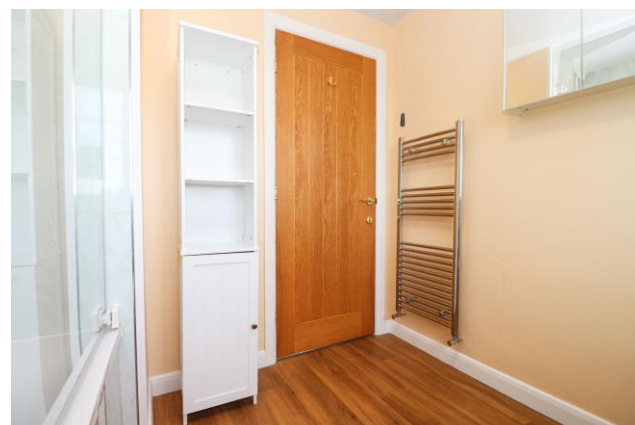
BEDROOM 1

BEDROOM 2 (10' x 9'7 to fitted wardrobes) A range of fitted wardrobes, built-in storage cupboard housing the new combi boiler, double glazed window to the rear and radiator.



BEDROOM 2

BATHROOM (7'3 x 6'8 max) Three piece suite comprising shower over panelled bath, WC and wash hand basin. Part boarded walls, panelled ceiling, wood effect flooring, double glazed frosted window and heated towel rail.



BATHROOM

4/ 25 CROFT PARK, WETHERAL

OUTSIDE The property has a **SINGLE GARAGE** and use of the maintained communal gardens to the front of the property.

TENURE We are informed the tenure is Leasehold. 142 year lease. £10 per annum ground rent.

COUNCIL TAX To be confirmed by the vendor.

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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