

Cumbrian Properties

16 Croft Close, Brough, Kirkby Stephen



Price Region £135,000

EPC-

Semi-detached property | Local Occupancy applies
1 reception | 3 bedrooms | Shower room
Extended dining kitchen | Front & rear gardens

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2/ 16 CROFT CLOSE, BROUGH, KIRKBY STEPHEN

LOCAL OCCUPANCY CLAUSE APPLIES. A well-presented, three bedroom, semi-detached property situated in a cul-de-sac with stunning fell views. The oil central heated and double glazed property has been extended and recently re-wired and briefly comprises vestibule, cloakroom, entrance hall, lounge with log burning stove, and dining kitchen with integrated appliances. To the first floor there are two double bedrooms, single bedroom and refurbished shower room. Low maintenance front and rear gardens.

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

VESTIBULE UPVC front door, doors to the cloakroom and entrance hall.

CLOAKROOM WC, part tiled walls, electric radiator and ceiling spotlight.

ENTRANCE HALL Radiator, UPVC double glazed window to the side, staircase to the first floor, doors to lounge and dining kitchen with understairs storage cupboard.

LOUNGE (20' x 9') Double glazed windows to the front and rear, two radiators and log burning stove on a stone base with decorative stone surround. There is a functioning chimney that could be opened up to provide an open fire.



LOUNGE

DINING KITCHEN (23' x 8'5) Fitted kitchen incorporating a one and a half bowl sink unit with mixer tap, four ring induction hob with extractor hood above, integrated oven and microwave, integrated dishwasher, plumbing for washing machine, space for tumble dryer and space for fridge freezer. Tiled splashbacks, vinyl flooring, radiator, double glazed window to the side, double glazed window and UPVC double glazed frosted door to the rear garden.



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FIRST FLOOR

LANDING Overstairs storage cupboard, radiator, doors to bedrooms and shower room.

BEDROOM 1 (12' x 9') Double glazed window to the rear and radiator.



BEDROOM 1

BEDROOM 2 (10' x 8') Double glazed window to the front and radiator.

BEDROOM 3 (10' x 8'7) Double glazed window to the rear and radiator.

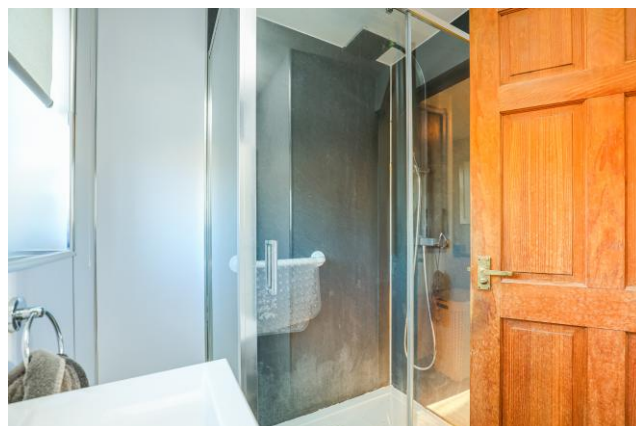


BEDROOM 2



BEDROOM 3

SHOWER ROOM Newly refurbished three piece suite comprising walk-in shower, vanity unit wash hand basin and WC with concealed cistern and storage cupboards above. Double glazed frosted window to the front, vinyl flooring and ceiling spotlight.



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OUTSIDE Low maintenance paved front garden with gravelled borders and a variety of mature plants and shrubs. To the rear of the property is a low maintenance garden with garden shed.



REAR OF THE PROPERTY



VIEW TO THE FRONT

TENURE To be confirmed by the vendor.

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.

EPC GRAPH TO
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