

Cumbrian Properties

108 Buchanan Road, Upperby



Price Region £120,000

EPC-C

Semi-detached property | Cul-de-sac location
1 reception room | 2 double bedrooms | 1 bathroom
No onward chain | Stunning landscaped garden

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This well presented two double bedroom semi-detached property is gas central heated and double glazed and briefly comprises entrance hall, lounge and fitted kitchen. To the first floor there are two double bedrooms with a walk-in wardrobe to the master, and a three piece family bathroom. To the rear of the property is a landscaped garden comprising metal gazebo with hot tub, laid slated shillies, raised floral borders and flower beds, two good size sheds, external water tap and patio area. A shillied path leads to the side of the property and to the front of the property is a slated shillied drive for multiple vehicles, with power and water. Situated on a cul-de-sac in close proximity to schools, shops, public transport links and the popular Hammonds Pond, this property is ideal for a first time buyer or a buy to let investment and is sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

Entrance to the property leads into the entrance hall.

ENTRANCE HALL Wood effect laminate flooring, staircase to the first floor, radiator and door to the lounge.

LOUNGE (14' x 11') Double glazed UPVC window to the front, radiator, fitted storage cupboards and shelves, coving to the ceiling, and door to the kitchen.



LOUNGE

KITCHEN (17' x 7') Fitted kitchen incorporating 1.5 bowl sink with mixer tap, electric oven and grill with four burner gas hob and extractor hood above and plumbing for washing machine. The Worcester boiler housed in one of the fitted cupboards, splashback, radiator, wood effect laminate flooring, double glazed UPVC window to the rear, frosted double glazed UPVC door to the rear garden and access to understairs storage cupboard.



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FIRST FLOOR

LANDING Double glazed UPVC window to the side and doors to both bedrooms and bathroom.

BEDROOM 1 (14' x 10') Double glazed UPVC window to the front, radiator and walk-in wardrobe.



BEDROOM 1

BEDROOM 2 (10'5 x 8') Double glazed UPVC window to the rear and radiator.



BEDROOM 2

FAMILY BATHROOM (6'5 x 6') Three piece suite comprising WC, sink with tile splashback, panelled bath with mixer tap and shower over the bath. Radiator, frosted double glazed UPVC window to the rear and tile effect vinyl flooring.



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OUTSIDE To the rear of the property is a fenced and beautifully landscaped garden comprising laid flagstone area, laid slated shillies, raised floral borders and flower beds. External water tap, two sheds, gazebo with hot tub and access to the side of the property which has external power. To the front of the property there is a slated shillied driveway for multiple vehicles.



REAR GARDEN

TENURE We are informed the tenure is Freehold.

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.

