

# Cumbrian Properties

19 Gayle Avenue, Shap



**Price Region £190,000**

**EPC-D**

Semi-detached property | Conservatory  
1 reception | 3 bedrooms | 1 bathroom  
Gardens & drive | Local occupancy rules apply

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2/ 19 GAYLE AVENUE, SHAP

Situated in this popular area of Shap, a UPVC double glazed and central heated, three bedroom semi-detached property. The accommodation briefly comprises entrance porch, entrance hall, cloakroom, spacious dining lounge, kitchen and conservatory. To the first floor there are three bedrooms and bathroom. Low maintenance front garden, spacious lawned rear garden with patio and block paved driveway providing off-road parking. The property is subject to a local authority clause, further details can be found on the sales particulars. Sold with the benefit of no onward chain.

The village of Shap is ideally located for easy access to the M6 motorway (J39) and benefits from a range of local amenities including primary school, shops, cafes, pub and open air swimming pool. Situated on the fringe of the Lake District National Park and the Yorkshire Dales with the towns of Penrith and Kendal within a half hour drive.

The accommodation with approximate measurements briefly comprises:

**UPVC double glazed front door into the entrance porch.**

**ENTRANCE PORCH** UPVC double glazed windows, tiled flooring and glazed wooden door into entrance hall.

**ENTRANCE HALL** Staircase to the first floor, window to the porch, radiator, sliding door to the cloakroom and glazed door to the dining lounge.

**CLOAKROOM** Two piece suite comprising low level WC and wall mounted wash hand basin.

**DINING LOUNGE (18' x 12')** Sandstone fireplace housing a coal effect gas fire with back boiler, UPVC double glazed window, radiator, coving to the ceiling, doors to the kitchen and conservatory.



DINING LOUNGE

**KITCHEN (11'9 max x 11'8 max)** Fitted kitchen incorporating a stainless steel single bowl sink unit, four ring electric hob with extractor hood above and oven below, plumbing for washing machine, fridge and freezer, radiator, UPVC double glazed windows, tile effect flooring and sliding door to the rear porch.

**REAR PORCH** Utility area, tile effect flooring, UPVC double glazed window and UPVC double glazed door to the rear.

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KITCHEN

**CONSERVATORY (8'9 x 8')** Dwarf wall construction with UPVC double glazed windows and UPVC double glazed door, Perspex ceiling and tiled flooring.



CONSERVATORY

**FIRST FLOOR**

**LANDING** UPVC double glazed window, loft access, doors to bedrooms and bathroom.

**BEDROOM 1 (12' max x 11'8 max)** UPVC double glazed window and radiator.



BEDROOM 1

**BEDROOM 2 (11'9 x 8'8)** UPVC double glazed window and radiator.

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BEDROOM 2



**BEDROOM 3 (12' x 6')** UPVC double glazed window and radiator.



BEDROOM 3

**BATHROOM (9' max x 7' max)** Four piece suite comprising shower above panelled bath, low level WC, pedestal wash hand basin and bidet. Part tiled walls, tile effect flooring, radiator, shelved airing cupboard and UPVC double glazed frosted window.



BATHROOM



**OUTSIDE** Low maintenance front garden laid to stone chippings and paving incorporating a range of shrubs and bushes. A block paved driveway provides off-road parking with gated access to the rear garden with patio area and steps up to a good size, lawned garden with flower beds, fish pond and garden shed.

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REAR GARDEN



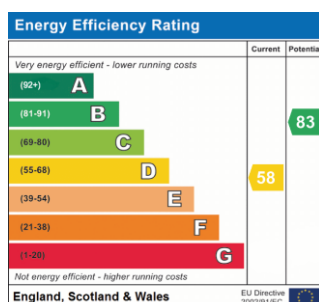
REAR OF THE PROPERTY

**LOCAL AUTHORITY CLAUSE** The property comes under the legislation of Section 157 of the Housing Act 1985 and cannot be sold as a second home or holiday let. The criteria for prospective purchasers is at least one prospective purchaser must be able to provide evidence of living or working within the county of Cumbria for three years prior to purchase. A discretionary consent process may apply when a prospective purchaser does not meet the criteria set out under Section 157 (3) of the Act. The council can look at individual cases and consider a discretionary consent whereby an individual's circumstances will be taken into account. For example, if they have relatives in the district of Westmorland and Furness, have been brought up in Cumbrian, have obtained employment within Cumbria working for a Cumbrian employer or have children attending schools in the district of Westmorland and Furness. Applications for discretionary consent are available from our Penrith office.

**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.



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\*UK Rightmove, Market Share Information  
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