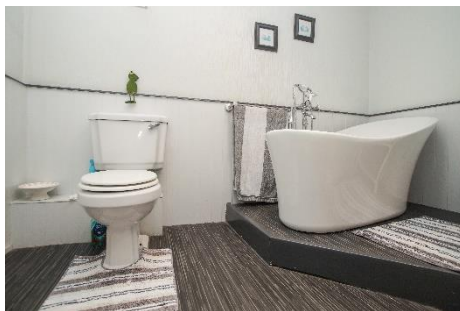


Cumbrian Properties

17 Albert Street, Longtown



Price Region £145,000

EPC-D

Mid terraced property | Market town location
1 reception room | 3 bedrooms | FF bathroom
Courtyard and garden | 2 garages

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This three bedroom mid terraced property is oil central heated and triple glazed and briefly comprises of vestibule, lounge with log burner, dining kitchen, office, cloakroom, utility/sun room and storage/boiler room. To the first floor there are three bedrooms, two of which are doubles, and a four piece family bathroom.

To the rear of the property there is a gated courtyard laid to shillies with outhouse, two single garages, sun house with light and power, and lawned garden with trees, shrubs, bushes, vegetable patch and greenhouse. The property also benefits from solar thermal tubes. Within walking distance from local shops and amenities.

The accommodation with approximate measurements briefly comprises:

Entry via UPVC double glazed door into vestibule.

VESTIBULE Coving to ceiling and door to lounge.

LOUNGE (16'9 x 13') Triple glazed window to the front, radiator, coving to ceiling and multi fuel stove which also provides domestic hot water and central heating.

Door to dining kitchen.



LOUNGE

DINING KITCHEN (26' x 14'4) Fitted kitchen incorporating a 1.5 bowl ceramic sink with drainer and mixer tap, tiled splashbacks, free standing Stoves oven with 7 burner hob and Stoves extractor above. Double glazed window facing into the sun room, two radiators, tiled flooring, door to office and double glazed timber stable door leads to the sun room/utility.



DINING KITCHEN

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OFFICE (6' x 5'5) Wood effect laminate flooring

SEPARATE WC WC with mixer tap and wood effect laminate flooring.

SUN ROOM/UTILITY (14'3 x 7'10) Tile effect vinyl flooring, radiator, plumbing for washing machine and double glazed windows to the rear.

BOILER ROOM/STORAGE (13'5 x 8') Wood effect laminate flooring.

FIRST FLOOR LANDING Doors to bedrooms and bathroom.

BEDROOM 1 (13'3 x 12'6) Triple glazed window to the front, radiator and loft access.



BEDROOM 1

BEDROOM 2 (13' x 9'6) Triple glazed window to the rear and radiator.



BEDROOM 2

BEDROOM 3 (10' x 6') Triple glazed window to the rear and radiator.



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FAMILY BATHROOM (11'7 x 10') Four piece suite comprising WC, wash hand basin, walk-in shower and free standing bath with mixer tap and shower attachment. Heated towel rail, slate effect vinyl flooring, panelled ceiling and timber velux window. Built in shelved cupboard housing the hot water tank.



BATHROOM

OUTSIDE On street parking to the front of the property and to the rear is a gated courtyard and garden (100' in length) part laid to shillies with two garages and an outbuilding. Lawned area with floral borders, trees, shrubs, bushes, a vegetable patch, greenhouse and a **SUN HOUSE** with UPVC doors, windows, light and power. Lean-to – currently utilised for the storage of logs for the stove.

OUTBUILDING (12' x 9'8) With light and power.

GARAGE 1 (12'10 x 9') With lighting

GARAGE 2 (12' x 11') With lighting



COURTYARD WITH OUTHUSES AND GARAGES

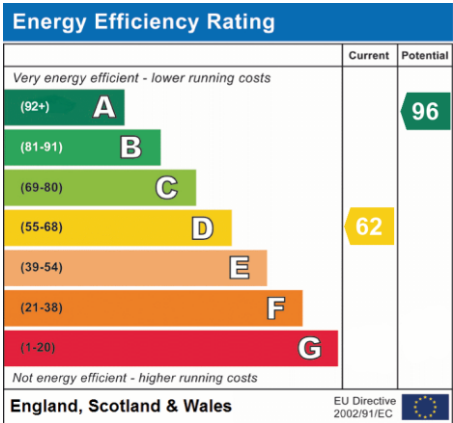


GARDEN AND SUN HOUSE

TENURE We are informed the tenure is Freehold

COUNCIL TAX We are informed the property is in 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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