

Cumbrian Properties

8 Kirkandrews Moat, Longtown



Price Region £180,000

EPC-D

Semi-detached property | No onward chain
1 reception room | 3 double bedrooms | 1 bathroom
Front & rear gardens | Driveway & detached garage

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This well-presented, three double bedroom, semi-detached property with detached garage, driveway parking, gardens and views over the neighbouring fields. The oil central heated and double glazed accommodation, which is sold with the benefit of no onward chain, briefly comprises entrance hall, lounge with feature fireplace, dining kitchen and understairs storage room with access to a cloakroom. To the first floor there are two double bedrooms with fitted wardrobes, single bedroom and bathroom. Externally, to the front of the property, is a gated driveway leading to the detached garage and a lawned garden with apple tree. To the rear of the property is a lawned garden with paved patio, greenhouse and boiler room providing additional storage. Situated only a short drive into Longtown where there is a range of local amenities, schools and shops.

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

Front door into entrance hall.

ENTRANCE HALL Wood effect LVT flooring, radiator, UPVC double glazed window to the side, staircase to the first floor, coving and ceiling rose. Doors to lounge and dining kitchen.



ENTRANCE HALL

LOUNGE (15' x 11') UPVC double glazed window to the front, feature fireplace, radiator, coving and ceiling rose.



LOUNGE

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DINING KITCHEN (18' x 9'5) Fitted kitchen incorporating sink unit with mixer tap, electric oven and grill, four ring electric hob with tiled splashback and extractor hood above, integrated fridge and freezer, plumbing for washing machine and dishwasher, UPVC double glazed window to the rear, wood effect LVT flooring, breakfast bar with fitted cupboards, coving, radiator, UPVC double glazed door to the rear garden and shelved understairs storage room with door to the cloakroom.



DINING KITCHEN

CLOAKROOM WC, radiator and UPVC double glazed frosted window to the side.

FIRST FLOOR

LANDING UPVC double glazed window to the side, coving and ceiling rose, doors to bedrooms and bathroom.

BEDROOM 1 (13' x 11') UPVC double glazed window to the front, radiator, coving and ceiling rose, radiator, fitted wardrobes and drawers.



BEDROOM 1

BEDROOM 2 (13' x 9'5) UPVC double glazed window to the rear, coving and ceiling rose, radiator and fitted wardrobe.

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BEDROOM 2

BEDROOM 3 (10' x 8') UPVC double glazed window to the front, radiator, dado rail, coving and fitted cupboard.



BEDROOM 3

BATHROOM (9' x 4'5) Three piece suite comprising WC with concealed cistern, vanity unit wash hand basin and shower above panelled bath. Heated towel rail, panelled walls, tile effect laminate flooring and UPVC double glazed frosted window to the side.



BATHROOM

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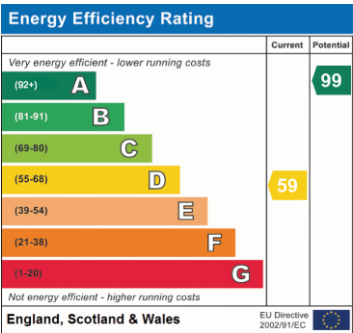
OUTSIDE To the front of the property is a lawned garden with apple tree, borders housing a variety of shrubs, external sockets and a gated gravelled driveway parking in front of the detached garage. Lawned rear garden enjoying countryside views with paved patio, greenhouse outside tap and access to the boiler room housing the oil boiler and providing additional storage.



REAR GARDEN



VIEW TO THE REAR



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.