

Cumbrian Properties

61 The Paddocks, Thursby



Price Region £185,000

EPC-

Semi-detached | Popular village location

1 reception room | 3 bedrooms | 1 bathroom | Dining kitchen

Low maintenance gardens | Ample driveway parking

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A fantastic well appointed three bedroom semi-detached property with low maintenance gardens and driveway parking for 3 vehicles in a quiet cul-de-sac location, double glazed and with a recently fitted boiler and pressurised water cylinder. The property is neutrally decorated throughout and comprises of entrance hall, spacious lounge, dining kitchen and cloakroom. To the first floor there are two double bedrooms, a single bedroom and a three piece shower room with a good size walk-in shower unit.

Externally to the front of the property is driveway parking and low maintenance pebbled gardens to the side and rear providing pleasant seating areas. Situated in the popular village of Thursby within walking distance of the village primary school and in catchment area of Nelson Thomlinson and Caldew schools. On regular bus routes and with the amenities of Orton Grange and Dalston in close proximity, the property would suit first time buyers, small families and those looking to downsize. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

ENTRANCE HALL Staircase to the first floor, radiator and door to lounge.

LOUNGE (14' max x 12'4 max) Double glazed window to the front, radiator, coving to ceiling and door to dining kitchen.



LOUNGE

DINING KITCHEN (12'5 max x 9'3 max) Fitted kitchen incorporating an electric oven with induction hob and extractor hood above, stainless steel sink with mixer tap, tiled splashbacks, plumbing for washing machine and space for a full height fridge/freezer. Ideal boiler, ceiling spotlights, radiator, wood effect flooring, double glazed window to the rear and door to rear hall.



DINING KITCHEN

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REAR HALL Door to cloakroom and understairs storage, wood effect flooring and composite door (with 4.5 years warranty remaining) leading out to the rear garden.

CLOAKROOM Two piece suite comprising wash hand basin and low level WC. Radiator, wood effect flooring and double glazed frosted window.

FIRST FLOOR LANDING Loft access, radiator and built in storage cupboard housing the hot water cylinder. Doors to bedrooms and bathroom.

BEDROOM 1 (12'3 max x 9' max) Double glazed window to the front and radiator.



BEDROOM 1

BEDROOM 2 (11'3 max x 9' max) Double glazed window to the rear and radiator.



BEDROOM 2

BEDROOM 3 (6'9 x 6') Double glazed window to the front and radiator.



BEDROOM 3

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BATHROOM (7'6 x 6') Three piece suite comprising of double walk-in fully boarded shower cubicle, wash hand basin and low level WC. Part tiled walls, panelled ceiling with spotlights, tile effect flooring, radiator and double glazed frosted window.



BATHROOM

OUTSIDE To the front of the property is a lawned garden and driveway providing off street parking for up to 3 vehicles. A pedestrian gate gives access to the low maintenance side and rear low maintenance gardens, with security lighting, laid to stone pebbles and provides a pleasant seating area. Low maintenance and private, south facing, pebbled rear garden with well established trees, external power and water supply.



REAR GARDEN

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FRONT ASPECT

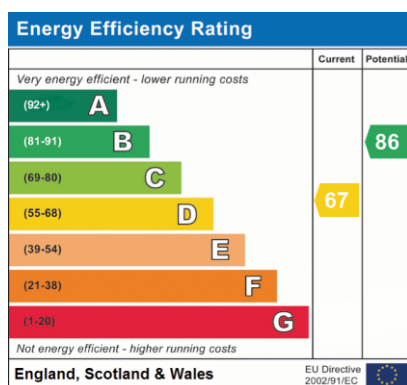


REAR ASPECT

TENURE We are informed the tenure is Freehold

COUNCIL TAX We are informed the property is in tax band B

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