

# Cumbrian Properties

2 Carleton Terrace, Shap



Price Region £185,000

EPC-D

Mid terraced property | Ideal first time buy  
2 receptions | 3 bedrooms | 1 bathroom  
Gardens | Stunning countryside views

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## 2/ 2 CARLETON TERRACE, SHAP, PENRITH

This three bedroom, two reception room mid terraced property is sold with the benefit of no onward chain and briefly comprises of entrance hall, two reception rooms, fitted kitchen along with ample understairs storage. To the first floor there are three bedrooms, two of which are doubles with fitted storage, and a three piece family bathroom.

To the rear of the property is a single garage and an elevated garden with lawned area and timber shed. Generous lawned front garden surrounded by well groomed hedges, gated access and floral borders. The village of Shap is ideally located for easy access to the M6 (J39) and has a range of amenities including primary school, shops, cafes, pub and an 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 30 minute drive.

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

**ENTRANCE HALL (16'5 x 4'7)** Double glazed frosted window to the front, radiator, staircase to the first floor, understairs storage cupboard and doors to two reception rooms and kitchen.



ENTRANCE HALL

**RECEPTION ROOM 1 (12'6 x 11'10)** Double glazed windows to the front, radiator and gas fire with tiled fireplace.



RECEPTION ROOM 1



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**RECEPTION ROOM 2 (11'10 x 11')** Double glazed windows to the rear, picture rail, radiator and fitted storage cupboards.



RECEPTION ROOM 2

**KITCHEN (8'4 x 7'4)** Fitted kitchen incorporating a 1.5 bowl sink with drainer and mixer tap, tiled splashbacks and free standing electric cooker with overhead extractor. Double glazed windows to the rear, radiator, tile effect vinyl flooring and UPVC double glazed door to the rear.



KITCHEN

**FIRST FLOOR LANDING** Loft access and doors to bedrooms and family bathroom.

**BEDROOM 1 (11'10 x 11')** Double glazed window to the front, radiator and fitted storage cupboards.



BEDROOM 1



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**BEDROOM 2 (11'10 x 11')** Double glazed window to the rear, radiator and fitted storage cupboards.



BEDROOM 2

**BEDROOM 3 (7'5 x 7'5)** Double glazed window to the front and radiator.



BEDROOM 3

**FAMILY BATHROOM (8' x 7'4)** Three piece suite with WC, wash hand basin and panelled bath with electric shower over. Radiator, tile effect vinyl flooring, double glazed frosted window to the rear and fitted airing cupboard housing the hot water tank.



FAMILY BATHROOM



5/ 2 CARLETON TERRACE, SHAP, PENRITH

**OUTSIDE** To the front of the property with lawned area with floral borders enclosed by hedging. To the rear of the property there is a garage and an elevated garden comprising of lawned area with floral borders and timber shed.



REAR GARDENS AND GARAGE



VIEW TO THE FRONT



FRONT GARDEN

6/ 2 CARLETON TERRACE, SHAP, PENRITH

**TENURE** To be confirmed

**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.

