

# Cumbrian Properties

7 Scotby Green Steading, Scotby



**Price Region £110,000**

**EPC-D**

First floor flat | Sought after village location  
1 reception room | 2 bedrooms | 1 bathroom  
Allocated parking | Over 55's

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## 2/ 7 SCOTBY GREEN STEADING, SCOTBY

This two bedroom first floor flat briefly comprises of entrance hall, two built in storage cupboards, spacious lounge, fitted dining kitchen, two bedrooms and bathroom. Allocated parking space. Sold with the benefit of no onward chain and would be ideal for someone looking to downsize. Scotby lies to the east of Carlisle and offers primary school, village shop/post office and regular bus route towards the city centre. Easy access to both the A69 Carlisle to Newcastle road and J43 of the M6 motorway.

The accommodation with approximate measurements briefly comprises:

Entry via UPVC double glazed door into entrance hall.

**ENTRANCE HALL** Staircase to the first floor flat.

### **FIRST FLOOR**

**LANDING (8' x 6')** Door to entrance hall and doors to all rooms. Loft access and built in shelved cupboard housing the hot water tank. Shelved storage cupboard with light and further shelved storage cupboard with hanging rail and light.

**LOUNGE (14'2 x 11')** Coving to ceiling, electric radiator and wood framed double glazed window to the front.



LOUNGE

**DINING KITCHEN ( 11'10 x 8'2)** Fitted kitchen incorporating stainless steel sink with drainer, plumbing for washing machine, tiled splashbacks and free standing cooker. Wood framed double glazed window to the side.



DINING KITCHEN

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**BATHROOM (6'10 x 5'7)** Three piece suite comprising shower from mixer tap over panelled bath, pedestal wash hand basin and WC. Tiled splashbacks, electric radiator and wood framed double glazed frosted window to the side.



BATHROOM

**BEDROOM 1 (11'7 x 9'8)** Electric radiator, coving to ceiling and wood framed double glazed window to the rear.



BEDROOM 1

**BEDROOM 2 (9'8 x 7'5)** Electric radiator and wood framed double glazed window to the front.



BEDROOM 2

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**OUTSIDE** Allocated parking for one car.



COURTYARD



REAR OF THE PROPERTY

**TENURE** To be confirmed

**COUNCIL TAX** To be confirmed

**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.

