

Cumbrian Properties

1 Railton Gardens, Sandsfield Park



Price Region £170,000

EPC-D

Semi-detached bungalow | No onward chain
1 reception room | 2 bedrooms | Generous plot
Low maintenance gardens | Parking & garage

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This two bedroom, semi-detached bungalow offers low maintenance living in a convenient location close to amenities. Situated on a generous plot in a quiet cul-de-sac the property has low maintenance gardens to the front, side and rear, plenty of off-street parking and garage with separate utility. Double glazed and gas central heated the accommodation briefly comprises entrance hall with fitted storage, spacious dining lounge, kitchen with access to the garden, two bedrooms – both with fitted wardrobes, and a fully tiled three piece shower room. Externally, there are low maintenance gardens to the front and side laid to artificial turf, driveway parking for two to three vehicles and a single garage with electric door. To the rear of the property there is low maintenance paved garden. Located with local shops and bus stops quite literally on your door step and pleasant park walks the property would make an ideal downsize and is sold with no onward chain.

The accommodation with approximate measurements briefly comprises:

UPVC front door into entrance hall.

ENTRANCE HALL Built-in storage cupboard housing the combi boiler, radiator, coving, doors to dining lounge and kitchen.



ENTRANCE HALL

DINING LOUNGE (16'7 max x 12'5 max) Coal effect electric fire, double glazed window to the front, radiator, coving and door to inner hall.



DINING LOUNGE

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KITCHEN (11' x 8'4) Fitted kitchen incorporating a freestanding gas cooker with extractor hood above, plumbing for washing machine and dishwasher, stainless steel sink with mixer tap, radiator, tiled walls, tile effect flooring, coving, double glazed window and UPVC door to the side.



KITCHEN

INNER HALL Doors to bedrooms and shower room. Built-in storage cupboard, coving and loft access.

BEDROOM 1 (11'4 to fitted wardrobes x 9') A range of fitted bedroom furniture, double glazed window to the rear, radiator and coving.



BEDROOM 1

BEDROOM 2 (9'7 x 7'9) Two fitted wardrobes, double glazed window to the rear, radiator and coving.



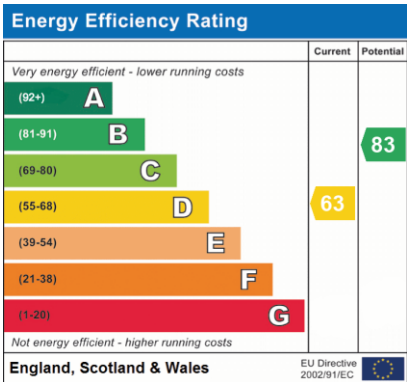
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SHOWER ROOM (6'6 x 5'4) Three piece suite comprising walk-in shower cubicle, wash hand basin and WC. Fully tiled walls, frosted glazed window, heated towel rail and coving.



SHOWER ROOM

OUTSIDE Low maintenance front garden laid to artificial turf with a sandstone seating area, driveway providing off-street parking, side garden laid to artificial turf and garage with electric door and separate utility room with water supply. To the rear of the property is a paved garden with outside water supply, greenhouse and access into the utility.



TENURE We are informed the tenure is Freehold.

COUNCIL TAX To be confirmed by the vendor.

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