

Cumbrian Properties

13 The Old Tannery, Scotby



Price Region £125,000

EPC-E

Ground floor apartment | Popular village location
Open plan living/kitchen | 2 double bedrooms | 2 bathrooms
Parking & garden | Immaculately presented

01228 599940

2 Lonsdale Street, Carlisle CA1 1DB

www.cumbrian-properties.co.uk
properties@cumbrian-properties.co.uk

2/ 13 THE OLD TANNERY, SCOTBY, CARLISLE

If you are looking for a low maintenance property in a rural location but not too far away from amenities then this two double bedroom, two bathroom, ground floor apartment could be just the one for you. It's immaculately presented inside with spacious rooms and plenty of storage, easily accessible with no steps at all and parking right next to the apartment. Neutrally decorated throughout with double glazing and ceiling heating and briefly comprising entrance hall, spacious open plan living/dining/kitchen with integrated appliances, two double bedrooms – both with fitted wardrobes and modern shutters to the windows, master en-suite shower room and a spacious three piece bathroom. There is parking and low maintenance gardens outside and it is only a short walk to the village shop and Post Office where there is also a pub, church, school and restaurant. Additional shops and supermarkets are less than a five minute drive away at Rosehill where you can also join the M6 motorway at junction 43. Carlisle city centre is also less than a ten minute drive. The property would make an ideal downsize, first time buy or buy to let investment with an achievable monthly rent of approx. £725pcm. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

UPVC front door into entrance hall.

ENTRANCE HALL Built-in storage cupboard housing the boiler, wood effect flooring, coving and door to the open plan dining/lounge/kitchen.



ENTRANCE HALL

OPEN PLAN DINING/LOUNGE/KITCHEN (24'9 max x 15' max)

LOUNGE AREA Double glazed windows to the front and side, coving to the ceiling, doors to both bedrooms and bathroom.



LOUNGE AREA

KITCHEN AREA Fitted kitchen incorporating an electric oven and four ring hob with extractor hood above, integrated fridge and freezer, integrated washer dryer, breakfast bar, stainless steel sink with mixer tap, tiled splashbacks and wood effect flooring.



KITCHEN AREA

BEDROOM 1 (11' max x 10' max) A range of fitted wardrobes, double glazed window to the rear with shutters, coving to the ceiling and door to en-suite shower room.



BEDROOM 1

EN-SUITE SHOWER ROOM (7'8 x 4') Three piece suite comprising double shower cubicle, wash hand basin and WC. Part tiled walls, panelled ceiling and tile effect flooring.



EN-SUITE SHOWER ROOM



BATHROOM

4/ 13 THE OLD TANNERY, SCOTBY, CARLISLE

BATHROOM (8' max x 6' max) Three piece suite comprising shower above panelled bath, vanity unit wash hand basin and WC. Part tiled walls, tile effect flooring and frosted glazed window.

BEDROOM 2 (10' max x 10' max) Fitted wardrobes, coving to the ceiling and double glazed window to the rear with shutters.



BEDROOM 2

OUTSIDE Off-street parking and a low maintenance garden.

TENURE We are informed the tenure is Leasehold. Service charge £764.38 per annum including building insurance and maintenance.

COUNCIL TAX To be confirmed by the vendor.

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.

