

# Cumbrian Properties

66 Beaumont Road, Currock



**Price Region £160,000**

**EPC-**

Semi-detached | Fitted kitchen with integrated appliances

24' dining lounge | 3 bedrooms | 2 bathrooms

Driveway parking | No onward chain

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A three bedroom, two bathroom, semi-detached property situated in a popular residential area just off Blackwell Road. The gas central heated and double glazed accommodation briefly comprises entrance hall, 24' dining lounge, modern fitted kitchen with integrated appliances, shower room/utility with separate WC, and conservatory. To the first floor there are two double bedrooms – one with fitted wardrobes, single bedroom with shelved storage cupboard, and bathroom. Front and rear paved gardens and driveway parking. Situated close to an abundance of amenities, shops, schools, gym and countryside walks.

The accommodation with approximate measurements briefly comprises:

**Composite front door, with full length windows to either side, into entrance hall.**

**ENTRANCE HALL** Radiator, staircase to the first floor and door to dining lounge.

**DINING LOUNGE (24' x 14'7)** UPVC double glazed windows to the front and rear, two radiators, wood effect vinyl flooring and door to kitchen.



DINING LOUNGE

**KITCHEN (10'8 x 9')** Fitted kitchen incorporating a one and a half bowl ceramic sink unit with mixer tap, induction hob, eye-level oven and grill, integrated fridge and freezer, integrated slimline dishwasher, cupboard housing the Worcester gas boiler, radiator, wood effect vinyl flooring, shelved understairs storage cupboard housing the meters and consumer unit, panelled ceiling and door to the shower room/utility.



KITCHEN



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**SHOWER ROOM/UTILITY (9'6 x 8'3)** Walk-in shower, vanity unit wash hand basin, plumbing for washing machine, tile effect vinyl flooring, UPVC double glazed frosted door to the conservatory, doors to separate WC and garage.

**SEPARATE WC** WC, tile effect vinyl flooring and double glazed timber framed frosted window to the rear.

**CONSERVATORY (7'8 x 7'6)** UPVC double glazed windows and UPVC double glazed door to the side, and tile effect vinyl flooring.



SHOWER ROOM/UTILITY



CONSERVATORY

## **FIRST FLOOR**

**LANDING** UPVC double glazed window to the side, loft access, doors to bedrooms and bathroom.

**BEDROOM 1 (12'9 x 9')** UPVC double glazed window to the front, radiator, storage cupboard and fitted wardrobes, drawers and dressing table.



BEDROOM 1

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**BEDROOM 2 (12'5 x 11')** UPVC double glazed window to the rear and radiator.



BEDROOM 2

**BEDROOM 3 (9' x 6'9)** UPVC double glazed window to the front, radiator, built-in shelved storage cupboard and original wooden flooring.



BEDROOM 3

**BATHROOM (6'8 x 6')** Three piece suite comprising electric shower above panelled bath, wash hand basin and WC. Tiled walls, radiator, tile effect vinyl flooring and UPVC double glazed frosted window to the rear.



BATHROOM

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**OUTSIDE** Walled and paved front garden with driveway providing off-street parking and a variety of shrubs and bushes. Paved rear garden with gated access.



REAR GARDEN

**TENURE** We are informed the tenure is Freehold.

**COUNCIL TAX** We are informed the property is 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.

EPC GRAPH TO FOLLOW