

Cumbrian Properties

7 Heron Grove, Bongate Cross



Price Region £185,000

EPC-C

Semi-detached property | Ideal first time buy
1 reception | 2 double bedrooms | 1 bathroom
Parking for two cars | Low maintenance rear garden

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2/ 7 HERON GROVE, BONGATE CROSS, APPLEBY

A beautifully presented, two bedroom, semi-detached property located in a quiet cul-de-sac with parking for two cars and a low maintenance tiered rear garden. Internally the property is in excellent condition throughout and offers easy to manage accommodation briefly comprising entrance hall, cloakroom, lounge and dining kitchen with access to the rear garden. To the first floor there are two double bedrooms and a stylish bathroom. Outside the property benefits from a well-designed low maintenance rear garden with two patio seating areas and gated side and rear access. To the right of the property is a separate driveway providing parking for two cars. This property would make a wonderful first time purchase or downsize property and must be seen to fully appreciate the accommodation on offer.

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

Double glazed front door into entrance hall.

ENTRANCE HALL Radiator, tile effect flooring, doors to cloakroom and lounge.

CLOAKROOM Two piece suite comprising WC and wash hand basin. Tile effect flooring, part tiled walls, radiator and UPVC double glazed window to the front.



CLOAKROOM

LOUNGE (14' x 12') UPVC double glazed window to the front, radiator, coving to the ceiling, staircase to the first floor, understairs storage cupboard and door to dining kitchen.



LOUNGE

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DINING KITCHEN (15' x 6'9) Fitted kitchen incorporating a one and a half bowl sink unit with mixer tap, built-in oven and hob with extractor hood above, integrated fridge freezer, plumbing for washing machine, radiator, wood effect flooring, UPVC double glazed window and UPVC double glazed doors to the rear garden.



DINING KITCHEN

FIRST FLOOR

LANDING Doors to bedrooms and bathroom. Loft access and overstairs storage cupboard.

BATHROOM Three piece suite comprising shower above panelled bath, low level WC and vanity unit wash hand basin. Heated towel rail, part tiled walls and UPVC double glazed window to the front.



BATHROOM



BEDROOM 1

BEDROOM 1 (15' narrowing to 8' x 10'4 narrowing to 7') "L" shaped room with UPVC double glazed window to the rear and radiator.

BEDROOM 2 (11'5 x 8') UPVC double glazed window to the front and radiator.

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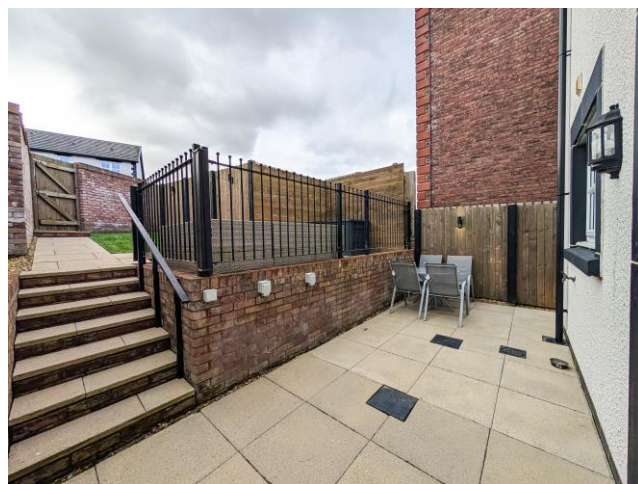


BEDROOM 2

OUTSIDE Low maintenance front garden (pedestrian access only) with steps leading up to the front door and gated side access leading to the rear of the property. To the rear of the property is a low maintenance, tiered garden incorporating paved patio seating area, steps leading up to an additional seating area, Astro turf and gated access to the rear. The property also benefits from a block paved driveway providing parking for two cars.



FRONT OF THE PROPERTY



REAR GARDEN



REAR GARDEN



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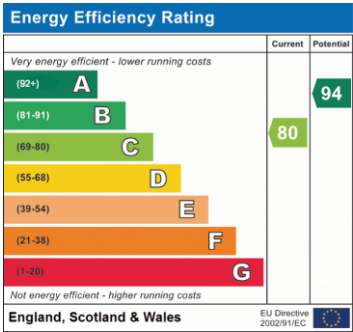


PARKING

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.



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