

# Cumbrian Properties

13 St Michaels Drive, Longtown



**Price Region £169,950**

**EPC-C**

Semi-detached property | Potential to extend

1 reception | 3 bedrooms | 1 bathroom

Gardens & parking | Close to amenities

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## 2/ 13 ST MICHAELS DRIVE, LONGTOWN

This well-presented, three bedroom, semi-detached property is situated on a fantastic plot with generous rear garden providing potential to extend (subject to planning) and off-street parking. The accommodation briefly comprises entrance hall, spacious dining kitchen, quiet private lounge with French doors to the rear garden, and a ground floor cloakroom. To the first floor there are two double bedrooms, single bedroom/office, and a three piece bathroom. Externally, the front of the property has a low maintenance lawned garden and off-street parking for two to three vehicles whilst the rear of the property has a generous lawned garden providing plenty of space for outdoor entertaining. Located in a semi-rural location just on the outskirts of Longtown within easy walking distance of the local amenities and on regular bus routes.

The accommodation with approximate measurements briefly comprises:

**ENTRANCE HALL** Composite front door, staircase to the first floor, radiator and door to dining kitchen.

**DINING KITCHEN (16' x 10')** Fitted kitchen incorporating electric oven, four ring gas hob with extractor hood above, plumbing for washing machine, space for fridge freezer, stainless steel sink unit, cupboard housing the Ideal combi boiler, tiled splashbacks, breakfast bar, double glazed windows to the front and side, radiator, understairs storage cupboard, wood effect flooring to the kitchen area, doors to cloakroom and lounge.



DINING KITCHEN

**CLOAKROOM** Two piece suite comprising wash hand basin and WC. Tile effect flooring and radiator.

**LOUNGE (13'6 x 10'9)** Double glazed window and double glazed French doors to the rear garden, radiator and heightened TV and aerial sockets for a wall mounted TV.



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## FIRST FLOOR

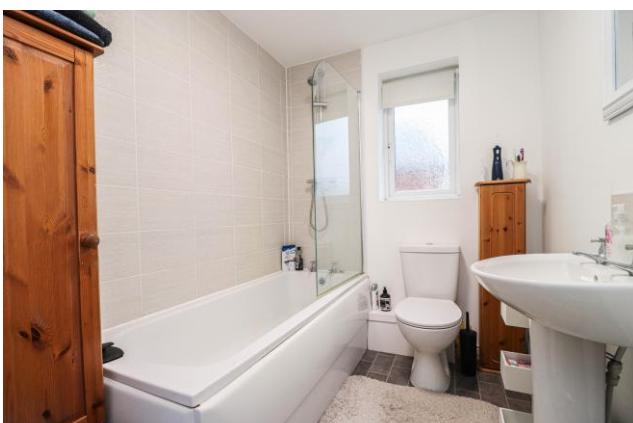
LANDING Doors to bedrooms and bathroom, radiator and loft access.

**BEDROOM 1 (13'6 x 8')** Two double glazed windows to the front and radiator.



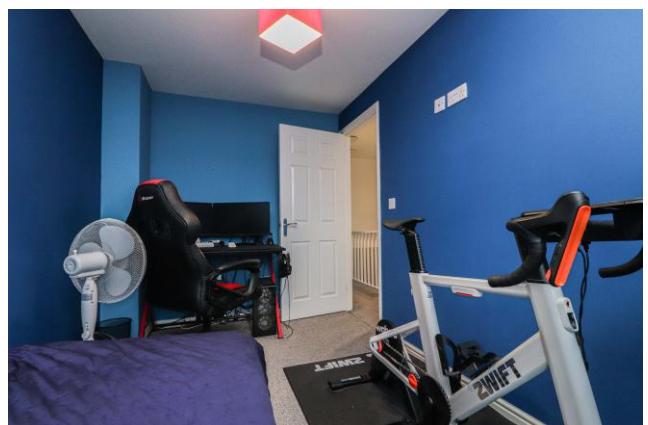
BEDROOM 1

**BATHROOM (7' x 6')** Three piece suite comprising shower above panelled bath, wash hand basin and WC. Tiled splashbacks, frosted glazed window, tile effect flooring and radiator.



BATHROOM

**BEDROOM 2 (12'5 x 7' max)** Double glazed window to the rear, radiator and heightened TV and aerial sockets for a wall mounted TV.



BEDROOM 2

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**BEDROOM 3 (9' x 6')** Double glazed window to the rear and radiator.



BEDROOM 3

**OUTSIDE** Low maintenance lawned front garden and gravelled driveway providing off-street parking for two to three vehicles with a gate providing pedestrian access to the rear garden and an external water supply. To the rear of the property is a generous lawned garden providing excellent potential for extension (subject to planning permission) along with a gravelled patio and garden shed.



REAR GARDEN

**TENURE** To be confirmed by the vendor.

**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.

