Church Brough, Kirkby Stephen, Cumbria, CA17 4EW

NO CHAIN, IN NEED OF MODERNISING | THREE BED, PERIOD PROPERTY | END TERRACE OF FOUR WITH A PLEASANT OUTLOOK | DECEPTIVELY SPACIOUS

GOOD SIZE DIVORCED GARDEN | DRIVEWAY AND GARAGE WITH WORKSHOP AND PIT | CENTRAL HEATING AND DOUBLE GLAZING | VIEWING COMES HIGHLY RECOMMENDED

Offers In Region Of: £145,000
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No chain and in need of updating. A deceptively spacious 2 reception rooms, 3 bedroom endterraced house having a driveway, a large garage with store room and a well placed divorced garden. Quietly situated in this pleasant village over-looking the village green on a no-through road and part of a terrace of four similar properties.

Church Brough is a delightful village with a local primary school, the parish church and the ruins of Brough Castle and only a short walk from the market town of Brough. Brough provides a post office, a well stocked general store, florist and book shop. The popular market town of Kirkby Stephen provides a wide range of facilities including a supermarket, hotels and public house, banks, primary and secondary schools and the parish church. The A66 trunk road is easily accessible for Scotch Corner (A1[M]) Penrith (M6), the Lakes and Carlisle. To the south via Kirkby Stephen to Tebay (M6) for Kendal and Lancaster.

Vestibule
UPVC double glazed entrance door, tiled effect flooring. Door to hall.

Hall
Period features, double radiator.

Storage Room
5'11" x 6'2"
A good size area. Previously been used as office.

Lounge
15'5" x 12'4"
UPVC double glazed window to the front with views over the village green. Double radiator, period features including ceiling rose. Wall lighting.

Dining Room
12'1" x 11'0"
UPVC double glazed window to the rear with views towards the fells, open fire with back boiler, large storage room off with window.

Kitchen
9'9" x 8'4"
Single sink and drainer, space for electric cooker, space and plumbing for washing machine, space for fridge. UPVC double glazed window to the rear plus a secondary glazed unit. Double glazed door to the side.

Galleried Landing
Stain glass, sash window to the side. Storage heater.

Bedroom One
16'8" x 11'6"
UPVC double glazed window to the front plus a secondary glazed unit, double and a single radiator. Wall lights. Telephone point.

Bedroom Two
11'3" x 10'11"
UPVC double glazed window to the rear plus a secondary glazed unit with views. Radiator.

Shower Room
White suite including low flush WC, pedestal wash hand basin, double shower cubicle with electric shower fitted, good size storage cupboard, loft access. UPVC double glazed window to the rear plus a secondary glazed unit.

Bedroom Three
15'3" x 4'10"
UPVC double glazed window to the front plus a secondary glazed unit. Views over the village green. Radiator. Telephone point.

Outside

Front and Rear
Flower beds to the front garden, double gates leading to off road parking for several vehicles giving access to a good size garage with a pit and workshop. Outside tap and two outhouses one being a WC and the other a coal house, lights in both. Right of access to a divorced garden. Bridge over the brook leading to a lovely garden with greenhouse, lawn, flower beds and stone wall surround overlooking the fields and fells beyond.

Garage
12'9" x 18'8"
Power and lighting, two opening woods doors, workman's pit. Plus a further store at the rear 11'10" x 5'7"

Note
Rights of way to the rear.

ENERGY PERFORMANCE RATING

«EpcGraph»
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

OPENING HOURS
Mon, Tues, Thurs & Fri: 9am - 5pm
Wed: 9:30am - 5pm
Sat: 9am - 4pm
Sun: Customer Service Team 10am - 4pm

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