



## 2 bed detached bungalow to buy

The Butts, Alston, Cumbria, CA9 3JQ

# £300,000

🛏 x2 🍽 x2 🚿 x2

Tenure

**Freehold**

Driveway parking

## Property features

- ✓ Two Bedroom Detached
- ✓ Open Plan Living Room/Kitchen
- ✓ Rural Town Location
- ✓ Back Garden and Driveway
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Description

OPEN PLAN LIVING // VAULTED CEILINGS // FREEHOLD

Pattinson welcome to the market this two bedroom, detached property located on The Butts in Alston with no onward chain.

To the ground floor, the property comprises an open plan living room/kitchen and diner, bedroom and shower room. From the Kitchen there are stairs going to the first floor, where there is a second bedroom and en-suite. The property has ample storage, with a cupboard under the stairs, another in the kitchen housing the boiler, and there is storage in the eaves on the first floor. Externally, you benefit from an enclosed garden to the rear, and a driveway to the front, with space for 5 cars.

Alston is the highest market town in England and a popular tourist resort. It lies on the coast to coast cycle route, and the Pennine Way walking route. There are schools, a range of shops and services to cater for your daily needs including garages and supermarkets. Alston lies about 24 miles from Hexham, 30 miles from Carlisle and 24 miles from Penrith, the gateway to the North East Lake District.

Please contact the Hexham team to arrange a viewing.

Council Tax Band: B

Tenure: Freehold

Price: £300,000

Property Type: Detached Bungalow

Parking: Driveway

Construction materials: Stone built

Roofing type: Slate tiles

Heating: Gas, Solid Fuel

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

## Living Room

Open plan with the Kitchen, dual aspect windows. Multi-fuel stove installed. Central heating radiator.



## Kitchen

Open plan with the living room. Range of wall and floor units, with a central island increasing the storage in the room. Dual aspect windows, and uPVC French Doors for access to the back garden. Central Heating radiator. Stairs to the first floor. Impressive vaulted ceilings with skylights.



## Bedroom 1

Dual aspect windows, central heating radiator, integrated wardrobes and shelving. Vaulted ceiling.



## Bedroom 2

Located on the first floor. Vaulted ceiling, with exposed beams, skylights. Central heating radiator, doors to the eaves storage.



## Shower Room

White 3 piece bathroom suite, with walk-in shower, pedestal sink, low lying toilet. Electric heated towel rail.



## En-suite Shower Room

White, three piece bathroom suite, featuring a walk-in shower, pedestal sink and low lying toilet. Vaulted ceiling with skylight. Door to the eaves storage.



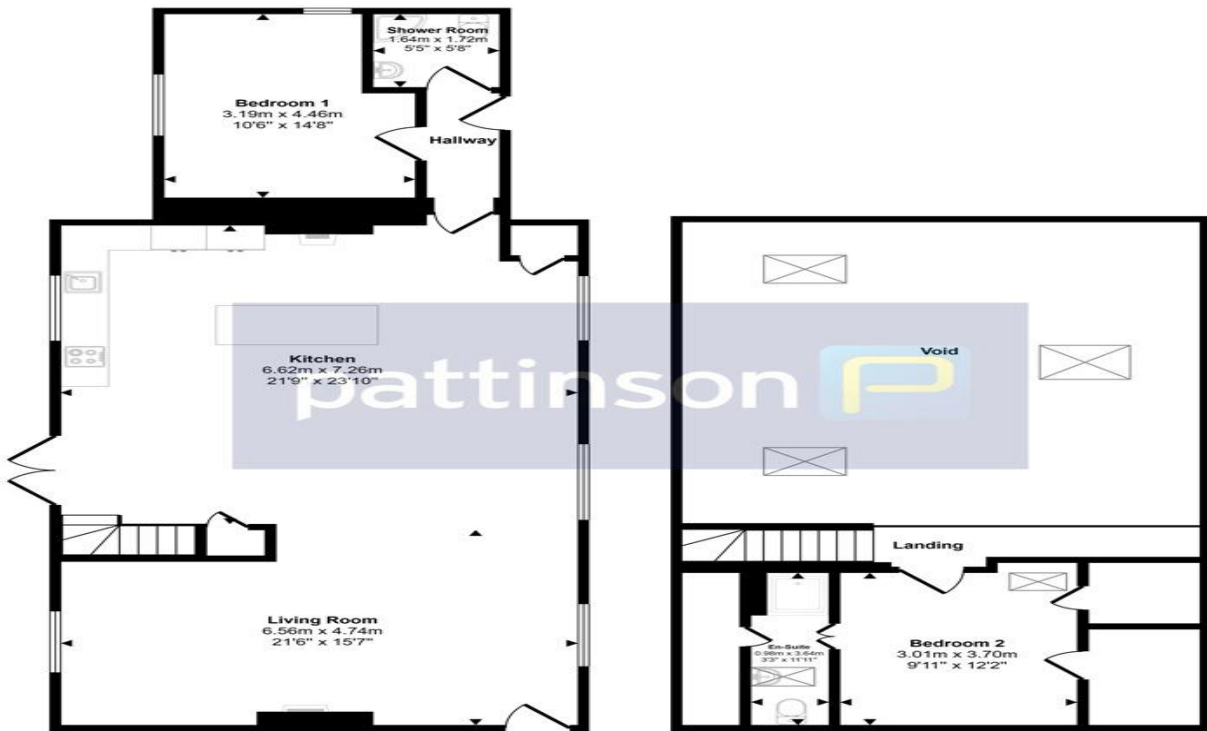
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## Externally

To the front, there is a gravelled driveway, with space for up to 5 cars, and garden with space for picnic bench. To the rear, there is a secure garden, mostly laid to lawn, with bedding areas, 3 sheds and covered patio area.



Approx Gross Internal Area  
135 sq m / 1448 sq ft



Ground Floor  
Approx 103 sq m / 1111 sq ft

First Floor  
Approx 31 sq m / 337 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		68
(39-54) <b>E</b>	45	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

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Contact your local branch today for more information on this property:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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