



Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee to their operability or efficiency can be given.
Plan produced using PlanUp.

Langdale, Palace Hey, Ness

Palace Hey, Ness, CH64 4BH

£335,000

3 Bedroom
 2 Reception
 1 Bathroom
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Attractively Priced Property - No Onward Chain - Huge Potential and Scope - Highly Sought After Ness Location

Hewitt Adams is delighted to offer 'Langdale' to the market, a 3/4 bedroom, detached property ideally situated on the ever so popular and unadopted Palace Hey in Ness. A short journey to excellent local amenities, good transport links and catchment for highly acclaimed schools. The property offers huge scope and potential and really must be viewed to fully appreciate everything it has to offer, especially with properties in Palace Hey very rarely coming to the market, early interest is advised.

Langdale has been well maintained by the present owner including a newly installed boiler within the last 18 months and a new roof in the last 5 years.

In brief the property accommodation comprises; entrance hallway, living room, kitchen, utility, integral garage, dining room, bedroom, a beautifully fitted shower room. To the first floor there are two further bedrooms and a study/dressing room.

Externally, the property has front and rear gardens, the front also offering a gated brick set driveway providing off road parking, a beautifully maintained garden with stocked borders, gated access leading to the rear.

The rear garden is a generous size being mainly laid to lawn with well established borders, secure boundaries, patio area, WC, store.

Hall

16'08 x 11'05 (5.08m x 3.48m)

Front door to entrance hall, central heating radiator, stairs to first floor, storage/meter cupboard, doors to;

Living Room

16'04 x 10'05 (4.98m x 3.18m)

Window to rear aspect, central heating radiator, fireplace.

Kitchen

9'09 x 7'03 (2.97m x 2.21m)

Comprising base units with roll top work surfaces incorporating one and half sink and drainer with mixer tap, opening to utility room;

Utility Room

12'06 x 6'03 (3.81m x 1.91m)

Further work surfaces with space and plumbing for washing machine, cooker, space for fridge freezer, window and door to rear, door to integral garage.

Garage

16'05 x 8'09 (5.00m x 2.67m)

Electric roller door, lighting and power.

Bedroom 2/Dining Room

9'05 x 9'04 (2.87m x 2.84m)

Currently used as a dining room with window to front aspect, central heating radiator.

Bedroom 1

12'04 x 10'05 (3.76m x 3.18m)

On the ground floor with window to front aspect, central heating radiator, fitted wardrobes.

Shower Room

6'03 x 6'02 (1.91m x 1.88m)

A fully tiled shower room comprising; WC, corner shower cubicle, wash hand basin, heated towel radiator, window to side aspect.

First Floor

Doors to;

Bedroom 3

11'06 x 11'01 (3.51m x 3.38m)

Window to front aspect, central heating radiator.

Bedroom 4

10'02 x 8'01 (3.10m x 2.46m)

Window to rear aspect, central heating radiator.

Study/Dressing Room

8'07 x 5'03 (2.62m x 1.60m)

Velux window, door to eaves storage.

