

HUNTERS®

HERE TO GET *you* THERE



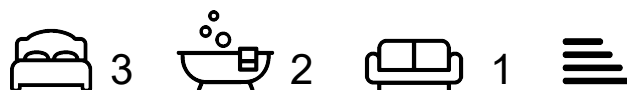
HUNTERS

Birkbeck Gardens

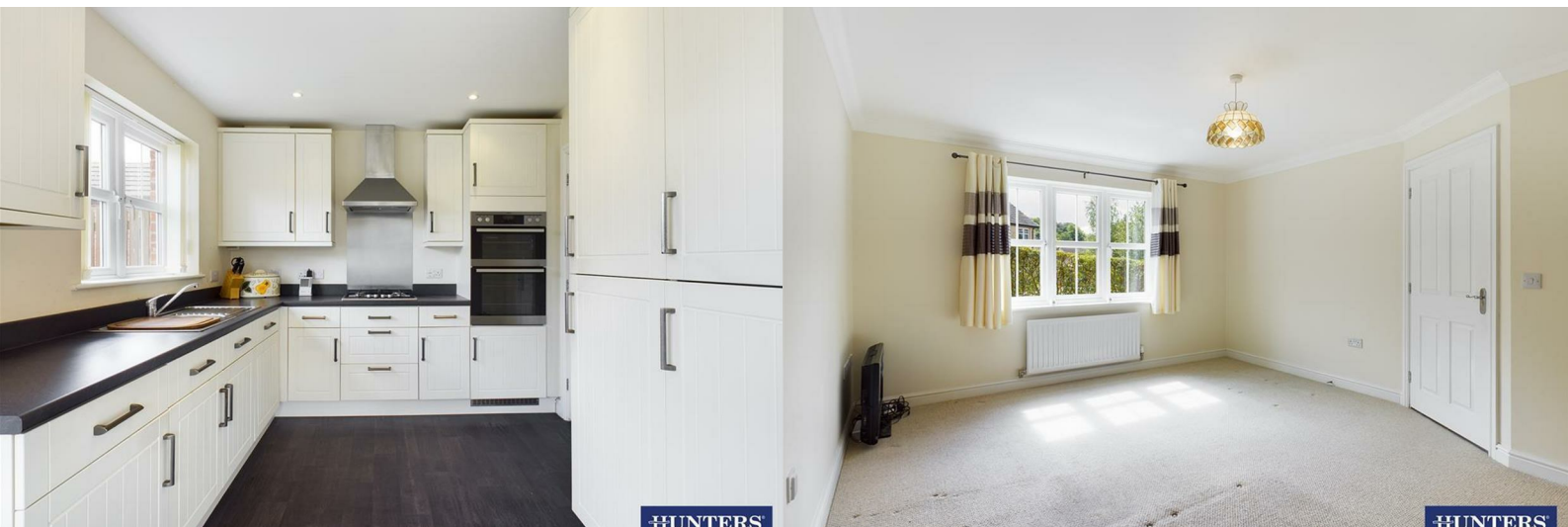
Kirkby Stephen, CA17 4TH

£900 PCM

£1038 Deposit



Council Tax: D



HUNTERS

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51 Birkbeck Gardens

Kirkby Stephen, CA17 4TH

£900 PCM



ENTRANCE HALL

Stairs up to the first floor with understairs cupboard. Radiator and doors to the living room, kitchen and cloakroom.

LIVING ROOM

Spacious living room complete with large double glazed window overlooking the front garden. TV & telephone points.

KITCHEN DINING ROOM

Modern fitted kitchen with a range of wall and base units with complementary work surfaces above. For cooking there is a integrated electric double oven and gas hob with extractor over. Integrated fridge freezer. For the washing up there is a one and a half bowl stainless steel sink with mixer tap and integrated dishwasher. Ample space for dining furniture. Double glazed window to the side, with double glazed French doors leading to the rear garden. Radiator and TV point.

UTILITY ROOM

Fitted base unit with work surface above. Plumbing for washing machine. Radiator and external door to the side.

CLOAKROOM

White two piece suite comprising of WC and corner wash hand basin. Radiator.

LANDING

Stairs up from the ground floor, cupboard housing the water cylinder, radiator and loft access hatch.

MASTER BEDROOM

Large double bedroom complete with fitted wardrobe

space, large double glazed window to the front and radiator. Door to the en-suite. TV and telephone point.

EN-SUITE

White three piece suite comprising of WC, wash hand basin and corner shower enclosure. Towel rail and frosted double glazed window.

BEDROOM TWO

Double bedroom with fitted wardrobe, double glazed window and radiator.

BEDROOM THREE

Single bedroom or work from home office with double glazed window and radiator.

BATHROOM

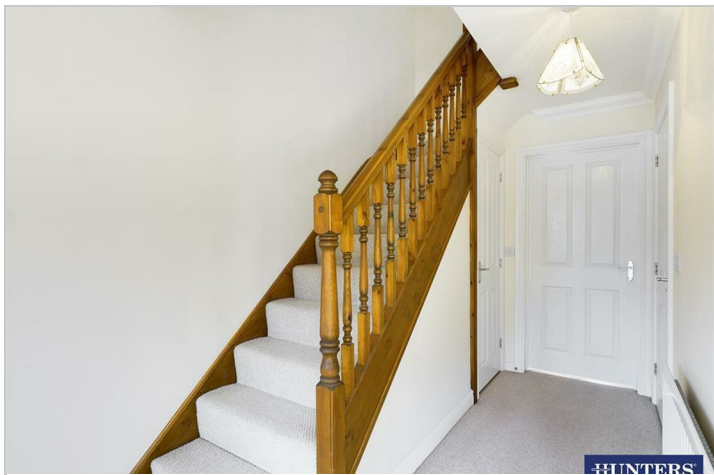
White three piece bathroom comprising of WC, wash hand basin and bath. Part tiled walls, towel rail and frosted double glazed window.

EXTERNAL

The property benefits a small front garden, with large enclosed rear garden which has a side access gate. External tap. Off road parking for two cars.

WHAT3WORDS

For the location of this property, please visit the What3Words App and enter - regretted.wells.bids



Road Map



Hybrid Map



Terrain Map



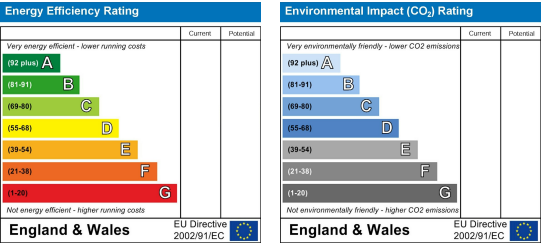
Floor Plan



Viewing

Please contact our Hunters Kendal Office on 01539 816399 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.