



2

Bedrooms

1

Bathroom







PROPERTY DESCRIPTION

2 Stanely Terrace is a charming 3-story property boasting a total area of 1119.45 square feet. The property offers potential purchasers the opportunity to upgrade and modernise a cosy 2-bed terraced house.

The ground floor compromises a good-sized reception room with fireplace and great views across the countryside, a separate dining room with storage under the stairs, a kitchen with access to the rear and a utility/WC. The first-floor compromises 2 good sized double bedrooms, both with built in storage and the house bathroom, fitted with a large double shower. The second-floor compromises an additional attic room, a blank canvas ready to be made into a home study or third bedroom, that has plenty of natural light.

Externally, the property benefits from a low maintenance garden to the front and a range of outbuildings, tiered garden and parking space for 2 vehicles.

This property would suit those looking to put their own stamp on a property and/or those looking for an investment home.

METHOD OF SALE

The property is offered for sale by Private Treaty in a single lot. The Vendor reserves the right to amend these particulars, not to accept any offer received or to withdraw the property from sale at any time. A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the selling Agents following an inspection.

VIEWING

Strictly by arrangement with the Sole Agents:

**Mitchells land and property, Lakeland Agricultural Centre,
Cockermouth, Cumbria, CA13 0QQ
Tel: 01900 822016
Email: info@mitchellslandagency.co.uk**

SERVICES

The property benefits mains electricity, water, and drainage. Heating is provided by an oil powered boiler installed in 2023.

VALUED ADDED TAX (VAT)

VAT will be charged if applicable.

LOCATION



[samplers remodel speeded](https://www.samplers remodel speeded)



Floor 0



Floor 1



Floor 2

Mitchells

Approximate total area[®]
1122.71 ft²
104.3 m²

Reduced headroom
75.35 ft²
7 m²

Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

QIRAFFE360

Energy Efficiency Rating

Current	Potential	Very energy efficient - lower running costs	Current	Potential	Very energy efficient - lower running costs
		(92+) A			(92+) A
		(81-91) B			(81-91) B
	74	(69-80) C	74		(69-80) C
		(55-68) D			(55-68) D
44		(39-54) E	44		(39-54) E
		(21-38) F			(21-38) F
		(1-20) G			(1-20) G
		Not energy efficient - higher running costs			Not energy efficient - higher running costs

EU Directive 2002/91/EC



England, Scotland & Wales

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