

**PENNINE WAYS
MARKET HOUSE, MARKET PLACE, ALSTON
CUMRIA CA9 3HS**

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4 ROSEHILL, GILSLAND



We are pleased to offer for sale this recently updated Semi-Detached Three Bedroom House, with pebble-dashed exterior. The property benefits from solid fuel central heating and double-glazing through out. There is off road parking for approximately two vehicles and gardens to the front and rear.

4 Rosehill, Gilsland

We are pleased to offer for sale this recently updated Semi-Detached Three Bedroom House, with pebble-dashed exterior. The accommodation is arranged over two floors and provides off road parking for approximately two vehicles with gardens to the front and rear. The property has solid fuel centrally heating with double-glazing to all windows.

Up two steps through the part-glazed stained glass front door and into:

Entrance Hall 2.11m x 0.99m (7'4" x 3'2")

The hall has laminate flooring with two doors off and stairs to the first floor.

Through fully glazed door to:

Living Room 6.18m x 3.29m (20'8" x 10'9")

This is a large airy room with windows to the front and rear and again laminate flooring. There is a stonework fireplace with shelving to either side, wooden mantle over and stone hearth, housing a solid fuel Parkray stove with back boiler for the central heating. There is a thermostat to one side. An air vent is situated in the exterior wall. There are two radiators in the room.

Through fully glazed door to:

Kitchen 5.18m x 2.71m (16'6" x 8'10")

There are floor units to three walls, a one and a half bowl stainless steel single drainer sink with mixer taps and window over. There are also wall units on two walls. The half glazed stained glass back door leads outside to the rear garden. There is a further window to the side. Work surfaces are above all units, extending to area under the stairs. Space for dishwasher and fridge freezer. The floor is quarry tiled and there is a painted pine ceiling. Two radiators and tiling over all work surfaces. There is a fully glazed door to the hallway and two further internal doors to:

Laundry Room

This is a very useful addition to the kitchen and is plumbed for a washing machine and a window to the side of the property.

Larder

This is a small room, again leading directly off the kitchen and includes some shelving and a frosted light inlet to the rear of the property.

From the Entrance Hall up stairs to first floor:

Landing Area 2.66m x 0.85m (8'3" x 2'9")

There are four doors off plus an airing cupboard housing the hot tank and shelving. One window to the side and roof hatch.

Through door from landing area to:

Master Bedroom 3.29m x 3.14m (11'3" x 10'3")

Window to front with built in cupboard over stairs with light inside. Air vent to outside wall and one radiator.

Door from landing area to:

Bedroom 2 2.97m x 3.45m (9'3" x 11'3")

Window to the rear, one radiator and built in cupboard.

Door from landing area to:

Bedroom 3 3.25 x 1.85m (11'1" x 6'0")

This is a single bedroom with window to the front, one radiator and air vent to outside wall.

Door from landing area to:

Bathroom 2.30m x 1.90m (7'0" x 6'2")

Three piece white suite comprising bath, basin and low level w.c. Heated towel rail, pine panelling to the side of the bath and fully tiled on two walls. Two frosted windows to the rear and linoleum flooring.

Outside

To the front of the property is a small lawned area with entrance pathway and steps with a low wall to the front. The rear of the property is laid to lawn. At the side there is a parking area for approximately two vehicles.

Additional Information

The vendor has stated that the neighbouring property has a right of way over the parking area for access to the rear of No. 2 Rosehill.

All curtains and carpets are included in the asking price.

Services

- Council Tax Band: A
- Mains water and drainage.
- Mains Electric.
- Telephone line connected subject to BT regulations
- Solid fuel central heating.

Tenure

The vendor has advised that the Tenure is Freehold.

Directions

From our offices in Alston, follow the A.689 north, turning right onto the Brampton road just after the bridge. Follow this road passing through Slaggyford, taking the fourth turning right, just past the turning to Lambley. Continue down this road, turning left at 'T' junction and then turning left onto A.69. Take first turning right on B.6318 and follow signs for Gilsland. At the village, go under bridge and take first turning right. The property will be found approximately 50 yards on the left.

Viewing

Strictly by prior appointment with the sole agent, PENNINE WAYS. To arrange an appointment, please ring 01434 381808.

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