

# Cumbrian Properties

5 St Ninian's Court, Upperby



Price Region **£79,950**

**EPC-D**

Ground floor flat | Popular residential area  
1 reception room | 2 bedrooms | 1 bathroom  
Low maintenance gardens | Garage

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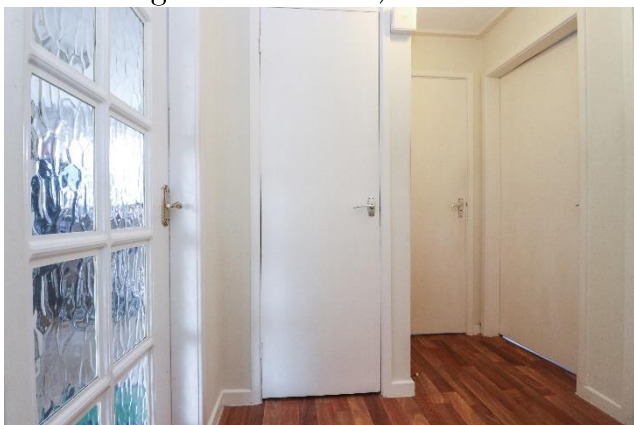
## 2/ 5 ST NINIANS COURT, UPPERBY, CARLISLE

This well presented and realistically priced two double bedroom flat has been lovingly cared for throughout with a modern shower room, separate living room and kitchen, low maintenance gardens and single garage. The double glazed and electric heated accommodation comprises of entrance hall, lounge leading through to a spacious kitchen with integrated appliances and breakfast bar, two bedrooms with fitted wardrobes to the Master, and a modern three piece shower room. To the rear of the property is a low maintenance and private rear garden laid to stone chippings with a flag stone patio area and garden shed. To the front of the property there is residents parking and a single garage. St Ninians Court is a quiet courtyard situated just off St Ninian's road with local shops and bus stop within close proximity. The property would suit those looking for a low maintenance property in a quiet area and it is sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

Entry via UPVC door into entrance hall

**ENTRANCE HALL** Cupboard housing the consumer unit, two fitted storage cupboards (one housing the water tank) and doors to lounge, bedrooms and shower room.



ENTRANCE HALL

**LOUNGE (13'8 x 11'3)** Double glazed window to the front, electric heater and door to kitchen.



LOUNGE

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**KITCHEN (11' max x 8'9 max)** Fitted kitchen incorporating an electric oven and grill, four burner hob with extractor hood above, integrated fridge, freezer and dishwasher. Plumbing for washing machine, stainless steel sink with mixer tap, under counter lighting, tiled splashbacks, wood effect flooring and electric heater. Double glazed window to the rear and UPVC door leading out to the rear garden.



KITCHEN

**BEDROOM 1 (13'9 x 9'4)** Double glazed window to the front, electric heater and fitted wardrobes.



BEDROOM 1

**BEDROOM 2 (9'5 x 8'8 max)** Double glazed window to the rear, electric heater and wood effect flooring.

**SHOWER ROOM (5'7 max x 5'4 max)** Three piece suite comprising of walk-in fully boarded shower cubicle, WC and vanity unit wash hand basin. Tiled walls, double glazed frosted window, tiled flooring, heated towel rail and wall mounted Dimplex electric heater.



SHOWER ROOM

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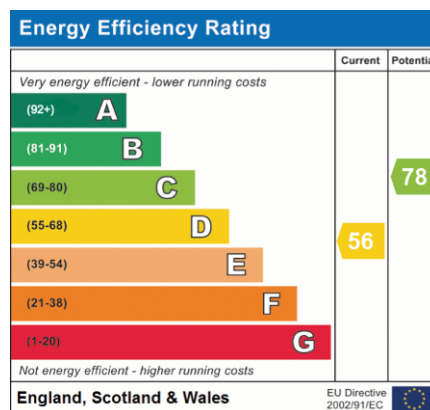
**OUTSIDE** Low maintenance rear garden laid to stone chippings with floral borders, outside water tap, garden shed and flag stone patio area with an open aspect. Gated pedestrian access to the front of the property and single garage.



REAR GARDEN



GARAGE AND PARKING



**TENURE** We are informed the tenure is Leasehold

**COUNCIL TAX** We are informed the property is in tax band A

**NOTE** These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

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\*UK Rightmove, Market Share Information  
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