Cumbrian
PROPERTIES

Plot 17, Kildare, Briar Lea Park, Longtown

Price Region £161,995

EPC-

Detached property | Newly constructed
1 reception rooms | 3 bedrooms | 2 bathrooms
Front & rear gardens | Integral garage

01228 599940
2 Lonsdale Street, Carlisle CA1 1DB
www.cumbrian-properties.co.uk
properties@cumbrian-properties.co.uk

2/ PLOT 17, KILDARE, BRIAR LEA PARK, LONGTOWN, CARLISLE

A generously proportioned, three bedroom, detached property with two bathrooms, garage, driveway and enclosed gardens.
Briar Lea Park is a new homes development by Gleeson for sale with the Government backed Help to Buy scheme available on all homes – allowing you to buy with just a 5% deposit!
Surrounded by good schools, shops and amenities, the properties are perfect for single purchasers, first time buyers and families looking to get more room for their money. Within close proximity of the M6 and A7, Briar Lea Park is also less than a 20-minute drive from the new Carlisle Lake District Airport – offering direct flights to London, Belfast and Dublin. A medical centre along with local shops, including a baker, convenience store and Post Office are within walking distance, along with a bus stop with an hourly bus service to Carlisle. The development is ideal for those working within Carlisle but have hopes of living amidst the Cumbrian countryside, with the city centre less than ten miles away. A retail outlet village and wider leisure facilities can also be found in Gretna Green, a 12-minute car drive from Briar Lea Park.

Kildare is an elegant, three bedroom house with kitchen and dining area, French doors to the garden, spacious lounge, integral garage, family bathroom, master en-suite and cloakroom.

The double glazed and central heated accommodation with approximate measurements briefly comprises:

GROUND FLOOR

KITCHEN/DINING (13'7 x 7'10)

LOUNGE (15'3 X 10'3)

WC (5'6 x 2'11)

FIRST FLOOR

BEDROOM 1 (12'11 x 9'1)

EN-SUITE (9'1 x 3'7)

BEDROOM 2 (13'7 x 11'5)

BEDROOM 3 (11'5 x 6'10)

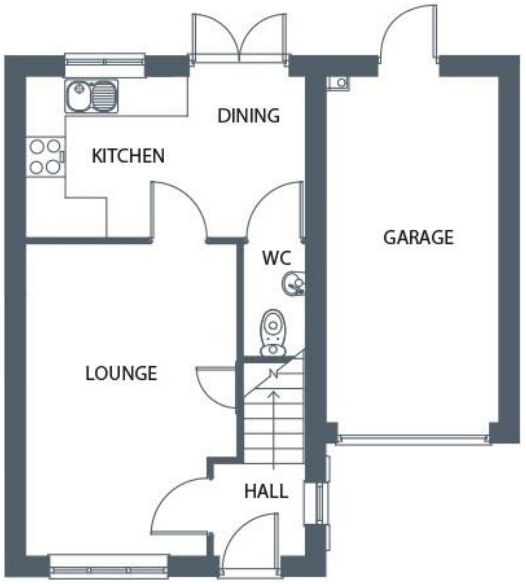
BATHROOM (6'4 x 6'1)

SINGLE INTEGRAL GARAGE

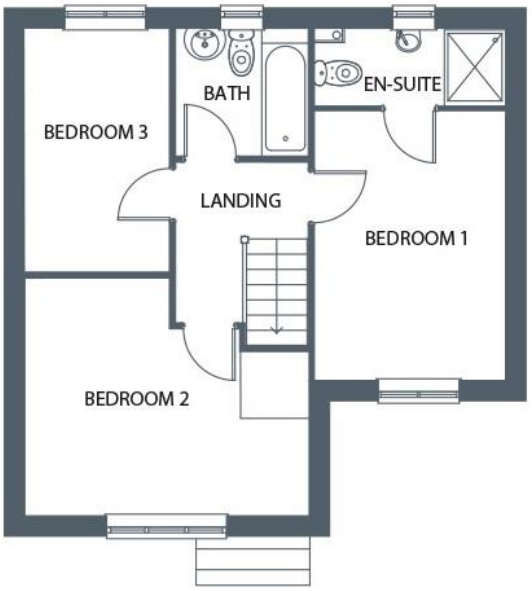
COUNCIL TAX BAND To be confirmed.
TENURE We are informed the tenure is Freehold.
MANAGEMENT CHARGE Approx. £83.50 per annum.
VIEWING Cumbrian Properties ELA Ltd, 2 Lonsdale Street, Carlisle. Tel 01228 599940

3/ PLOT 17, KILDARE, BRIAR LEA PARK, LONGTOWN, CARLISLE

Ground Floor



First Floor



Briar Lea Park

- Cork — 2 bedroom
- Mayfield — 2 bedroom
- Tyrone — 3 bedroom
- Lisburn — 3 bedroom
- Galway — 3 bedroom
- Fergus — 3 bedroom
- Kilkenny — 3 bedroom
- Liffey — 3 bedroom
- Kildare — 3 bedroom
- Longford — 4 bedroom

N

gleeson
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These site layouts were drawn before building started on the site and does not show details of gradients of the land, Local Authority street lighting and new landscaping. While it is always our intention to build in accordance with this plan, there are occasions when boundaries and layouts may change as the development proceeds. Please check the details of your chosen plot with our sales centre at the time of reservation.