

# Cumbrian Properties

25 Lingmoor Way, Harraby



**Price Region £165,000**

**EPC-C**

Semi-detached | Popular residential area  
1 reception room | 3 bedrooms | 1 bathroom  
Rear landscaped garden | Driveway parking

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## 2/ 25 LINGMOOR WAY, HARRABY, CARLISLE

An immaculately presented three bedroom semi-detached property with driveway parking and stunning landscaped rear garden. The gas central heated accommodation briefly comprises of entrance porch, entrance hall, 25' x 12'7" dining lounge with French doors leading out to the rear garden and a well presented fitted kitchen. To the first floor there are three bedrooms, two of which are doubles, and a four piece family bathroom. The rear garden incorporates a flag stone patio area, timber pergola and wooden cladded outhouses with power and lighting. Gated side access leads to off street driveway parking at the front of the property for multiple vehicles. Situated in close proximity to London Road with an abundance of shops, supermarkets, schools, amenities and transport links.

The accommodation with approximate measurements briefly comprises:

Entry via UPVC double glazed door into entrance porch

**ENTRANCE PORCH (5' x 4')** Wood effect laminate flooring, panelled ceiling and double glazed timber door into the entrance hall.

**ENTRANCE HALL (13'4 x 6')** Wood effect laminate flooring, radiator, staircase to the first floor, understairs storage cupboard and doors to dining lounge and kitchen.



ENTRANCE HALL

### **DINING LOUNGE (25' x 12'7")**

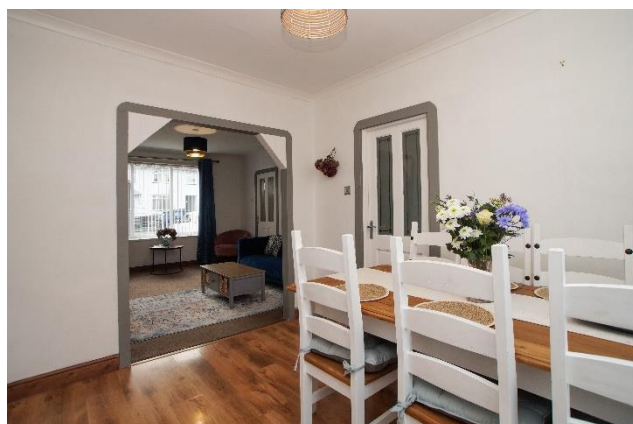
**LOUNGE AREA** - Double glazed windows to the front, gas fire and fireplace, coving to ceiling and radiator. Open through to the dining area.



LOUNGE AREA

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DINING AREA – Wood effect laminate flooring, coving to ceiling, radiator, door to kitchen and UPVC double glazed French doors leading to the rear landscaped garden.



DINING AREA

KITCHEN (10'9 x 9'6) Fitted kitchen incorporating a 1.5 bowl sink with drainer and mixer tap, tiled splashbacks, free standing oven, grill and four burner gas hob, plumbing for washing machine, overhead extractor and plumbing for washing machine. Wood effect laminate flooring, double glazed window to the rear, panelled ceiling and also houses the boiler.



KITCHEN



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**FIRST FLOOR LANDING** Double glazed frosted window to the side, doors to bedrooms and bathroom. Access via a pull down ladder to loft space.

**BEDROOM 1 (13'4 x 11'2)** Double glazed window to the front and radiator.



BEDROOM 1

**BEDROOM 2 (11'2 x 10'3)** Double glazed window to the rear, radiator, fitted wardrobes and fitted cupboards.



BEDROOM 2

**BEDROOM 3 (8'5 x 8'3)** Double glazed window to the front, radiator and fitted storage cupboard with shelves and hanging rail.



BEDROOM 3

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**FAMILY BATHROOM (8' x 8')** Four piece suite comprising of WC, wash hand basin, panelled bath and walk-in shower unit. Double glazed frosted window to the side, panelled ceiling and radiator.



FAMILY BATHROOM

**OUTSIDE** Off street driveway parking to the front of the property and block paved pathway. To the rear of the property is a fence and hedge enclosed landscaped garden comprising of block paved stepped patio area covered by a timber and Perspex gazebo, laid shillies, external water tap and outbuildings with power and lighting. Gated side access to the front.



REAR GARDEN

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

**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.

