

Cumbrian Properties

16 Grinsdale Avenue, Belle Vue



Price Region **£170,000**

EPC-C

Extended semi-detached property | Modern dining kitchen
1 reception room | 2 double bedrooms | 1 bathroom
Potential for shower room | Gardens & parking for 3 cars

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2/ 16 GRINSDALE AVENUE, BELLE VUE, CARLISLE

A well-presented, two double bedroom, extended semi-detached property with modern dining kitchen and bathroom, generous gardens and off-street parking. Situated in the popular residential area of Belle Vue the property is on a generous plot offering potential to extend further and briefly comprises entrance hall, lounge, extended dining kitchen with Range style cooker and French doors to the rear garden, and a ground floor cloakroom which could be converted to a shower room. To the first floor there are two double bedrooms with fitted storage to the master, and a modern three piece bathroom with fitted storage. To the front of the property is a block paved driveway providing off-street parking for 3/4 vehicles and there is a generous rear garden incorporating lawn, patio and a gravelled area with hardstanding for a garden shed. Located within easy walking distance of local shops and schools with excellent access to the western bypass and on regular bus routes to the city centre the property would make an ideal first time buy or downsize and has fantastic potential for a larger family home.

The accommodation with approximate measurements briefly comprises:

Composite front door into entrance hall.

ENTRANCE HALL Doors to lounge and dining kitchen, staircase to the first floor, radiator, frosted glazed window and wood effect flooring.

LOUNGE (11'6 max x 10'6 max) Coal effect gas fire, double glazed window to the front and radiator.



LOUNGE

DINING KITCHEN (18' max x 16'9 max)

KITCHEN AREA Fitted kitchen incorporating a Range style cooker with five ring gas hob and extractor hood above, plumbing for washing machine, stainless steel sink with mixer tap, space for American style fridge freezer, wood effect worksurfaces, brick effect tiled splashbacks, built-in storage housing the tumble dryer, radiator, wood effect flooring, double glazed window and UPVC door to the side.

DINING AREA French doors to the rear garden, wood effect flooring and door to the cloakroom.

3/ 16 GRINSDALE AVENUE, BELLE VUE, CARLISLE



DINING KITCHEN

CLOAKROOM (6' x 4'7) WC, wash hand basin and frosted glazed window. Plumbing is in place to provide a ground floor shower room.

FIRST FLOOR

LANDING Doors to bedrooms and bathroom. Double glazed window and loft access.

BEDROOM 1 (14' max x 9' max) Built-in storage cupboard, double glazed window to the front and radiator.



BEDROOM 1

4/ 16 GRINSDALE AVENUE, BELLE VUE, CARLISLE

BEDROOM 2 (10'3 x 8'9) Double glazed window to the rear, radiator and wood effect flooring.



BEDROOM 2

BATHROOM (7'5 x 7') Three piece suite comprising shower above panelled bath with waterfall shower head, vanity unit wash hand basin and WC with concealed cistern. Part boarded and tiled walls, panelled ceiling, heated towel rail, illuminated mirror, frosted glazed window, wood effect flooring and built-in storage cupboard housing the Worcester combi boiler.



BATHROOM

OUTSIDE Block paved driveway to the front providing off-street parking for 3/4 vehicles along with a gate providing pedestrian access to the rear of the property where there is a generous garden incorporating lawn and patio seating area with excellent potential to extend (subject to planning permission). There is also a hardstanding for a shed with potential for a garage on the side of the property.



5/ 16 GRINSDALE AVENUE, BELLE VUE, CARLISLE



REAR GARDEN

TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is Tax Band B.

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