

Cumbrian Properties

12 Durdar Road, Carlisle



Price Region £315,000

EPC-C

Extended semi-detached bungalow | Solar panels
2 reception rooms | 3 bedrooms | Warm roof sun room
Gated drive & detached garage | Mature rear garden with views

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This spacious, extended, three bedroom, detached bungalow offers versatile living with two reception rooms, sun room with “warm roof,” front and rear gardens, driveway parking, detached garage, solar panels, and countryside views. The well presented accommodation briefly comprises entrance hall, lounge with patio doors leading to the rear garden, and kitchen with granite work surfaces, integrated appliances and French doors opening into the sun room. The ground floor also includes two bedrooms and modern shower room. To the first floor is a further double bedroom with fitted storage, Velux window and access to an additional room with Velux window and fitted wardrobe. Externally, the property benefits from a low maintenance front garden, well maintained mature rear garden with countryside views, driveway parking, and detached garage.

The accommodation with approximate measurements briefly comprises:

ENTRANCE HALL (28' x 6'9) Two radiators, picture rail, coving, staircase to the first floor, understairs storage cupboard and doors to rooms.



ENTRANCE HALL

LOUNGE (25' x 12') UPVC double glazed patio door to the rear garden, two radiators, gas fire and coving.



LOUNGE

KITCHEN (12'6 x 12') Fitted kitchen incorporating granite worksurfaces, sink unit with mixer tap, integrated fridge and freezer, integrated dishwasher, eye-level Neff oven and grill with warming drawer, Neff four burner induction hob with glass splashback and overhead extractor, Baxi boiler, wine cooling fridge, wood effect laminate flooring, UPVC double glazed window to the side and UPVC double glazed French doors to the sun room.

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KITCHEN

SUN ROOM (19'9 x 11') Warm roof, two radiators, UPVC double glazed door to the rear garden and wood effect laminate flooring.



SUN ROOM

SHOWER ROOM (8' x 8') Three piece suite comprising WC with concealed cistern, vanity unit wash hand basin and walk-in shower. Heated towel rail, panelled walls, panelled ceiling and UPVC double glazed frosted window to the side.



SHOWER ROOM

BEDROOM 2 (13'3 x 10'6) UPVC double glazed bay window to the front, radiator and coving.

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BEDROOM 2

BEDROOM 3 (11' x 10'6) UPVC double glazed window to the side, radiator, coving, fitted wardrobes, desk and drawers.



BEDROOM 3

SITTING ROOM (15'3 x 11') UPVC double glazed bay window to the front, electric fire, coving and radiator.



SITTING ROOM

FIRST FLOOR

BEDROOM 1 (15' x 14') Velux window to the rear, radiator, fitted storage cupboards and door to loft room.

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BEDROOM 1

LOFT ROOM (20' x 11'8) Velux window to the rear, radiator and fitted wardrobe with sliding doors.



LOFT ROOM

OUTSIDE To the front of the property is a gated, block paved driveway and a gravelled garden housing a variety of bushes and shrubs. Well-maintained, mature rear garden with sandstone and block paved patio and paths, neat hedges, flower beds, gravelled areas, covered gazebo, bushes, trees and shrubs along with gated access to the side of the property which leads to an enclosed gated courtyard and access to the detached garage with electric roller door.



GARDEN

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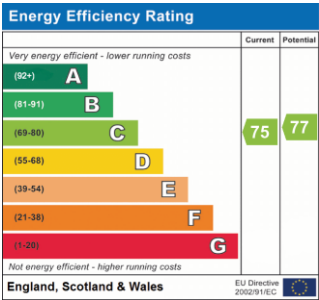
COURTYARD



COURTYARD & GARAGE



REAR OF THE PROPERTY



TENURE To be confirmed by the vendor.

COUNCIL TAX To be confirmed by the vendor.

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