

# Cumbrian Properties

68 Scalegate Road, Carlisle



**Price Region £130,000**

**EPC-D**

Semi-detached | No onward chain  
1 reception room | 3 bedrooms | 2 bathrooms  
Front & rear gardens | Gated driveway parking

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This three bedroom semi-detached property situated in a popular residential area. The double glazed and gas central heated accommodation briefly comprises of entrance hall, lounge, dining kitchen, inner hall, three piece family bathroom, three first floor bedrooms and an en-suite shower room to Master. Externally the property has a gated off street driveway parking, lawns and floral borders. To the rear of the property there are laid shillies, flag stone patio area and two garden sheds. Sold with the benefit of no chain and would make an ideal first time buy or buy to let investment opportunity.

The accommodation with approximate measurements briefly comprises:

Entry via UPVC double glazed door into entrance hall.

**ENTRANCE HALL** Radiator, staircase to the first floor and door to lounge.



ENTRANCE HALL

**LOUNGE (13'2 x 12')** Double glazed window to the front, radiator, fire and mantelpiece. Door to dining kitchen.



LOUNGE

**DINING KITCHEN (12'7 x 9')** Fitted kitchen incorporating sink unit with drainer and mixer tap, free standing oven with four burner hob with mirrored stainless steel splashback, overhead extractor and plumbing for washing machine. Tile effect laminate flooring, double glazed window to the rear, Baxi boiler, understairs storage cupboard, double glazed window to the side, radiator, door to bathroom and UPVC double glazed door to the rear garden.

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DINING KITCHEN

**BATHROOM (9' x 4'10)** Three piece suite comprising wash hand basin, WC and electric shower over panelled bath. Wood effect vinyl flooring, double glazed frosted window to the rear and radiator.



BATHROOM

**FIRST FLOOR LANDING** Double glazed window to the side and doors to bedrooms.

**BEDROOM 1 (11'10 x 9')** Double glazed window to the rear, radiator and door to en-suite shower room.



BEDROOM 1



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**EN-SUITE SHOWER ROOM (9' x 6')** Three piece suite comprising wash hand basin, WC and walk-in shower unit. Radiator, double glazed frosted window to rear and built in shelved cupboard with radiator.



EN-SUITE

**BEDROOM 2 (12' x 8'8)** Double glazed window to the front, radiator and picture rail.



BEDROOM 2

**BEDROOM 3 (9' x 8'8)** Double glazed window to the front, radiator and wood effect laminate flooring.



BEDROOM 3

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**OUTSIDE** Gated front garden with lawned area, floral and a gated driveway laid to shillies with floral borders. Rear garden with laid flagstones and shillies, two wooden sheds and gate providing access to the front.



DRIVEWAY

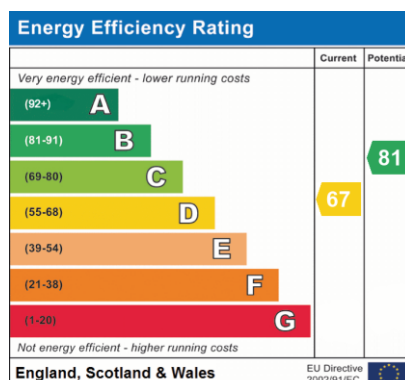


REAR GARDEN

**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.





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4.9/5 Google Rating

\*UK Rightmove, Market Share Information  
from 31/01/2023 - 31/01/2024, CA1 to CA8

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