

Cumbrian Properties

57 Bracken Ridge, Belah



Price Region £100,000

EPC-

Semi-detached property | Requires modernisation

2 reception rooms | 3 bedrooms | Wet room

Parking & gardens | No onward chain

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A three bedroom, two reception room, semi-detached property situated in a popular residential area to the north of the River Eden and sold with the benefit of no onward chain. The double glazed and gas central heated accommodation does require modernisation throughout and briefly comprises entrance hall, lounge, dining room and kitchen. To the first floor there are two double bedrooms, good size single bedroom and recently installed wet room. Block paved front garden providing off-street parking and enclosed rear garden, laid to stone chippings, with brick-built outhouse. Situated close to a variety of local amenities as well as North Carlisle Medical Practice, chemist, regular bus routes, Morrisons, Aldi and Bannatynes gym.

The accommodation with approximate measurements briefly comprises:

UPVC front door into the entrance hall.

ENTRANCE HALL Radiator, dado rail, staircase to the first floor with UPVC double glazed window to the side, doors to lounge and kitchen.



ENTRANCE HALL

LOUNGE (13'3 x 12'7) UPVC double glazed windows to the front, electric fire, radiator, dado rail and door to dining room.



LOUNGE

DINING ROOM (10' x 9') Radiator, UPVC double glazed window to the rear and door to kitchen.

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DINING ROOM

KITCHEN (11'7 x 9'7) Fitted kitchen incorporating a stainless steel sink unit, freestanding cooker, wall mounted boiler, radiator, shelved pantry, UPVC double glazed window to the rear UPVC double glazed door to the side.



KITCHEN

FIRST FLOOR

LANDING Loft access, doors to bedrooms and wet room.

WET ROOM (8' x 8') Wall mounted electric shower, wash hand basin and WC. Aquapanelled splashbacks, radiator and UPVC double glazed frosted window to the side.



WET ROOM

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BEDROOM 1 (11'6 x 11') UPVC double glazed window to the front, radiator and built-in shelved cupboard with hanging rail.



BEDROOM 1

BEDROOM 2 (12' x 11') UPVC double glazed window to the rear, radiator and built-in shelved cupboard with hanging rail.



BEDROOM 2

BEDROOM 3 (8'4 x 8') UPVC double glazed window to the front and radiator.



BEDROOM 3

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OUTSIDE Low maintenance block paved front garden providing off-street parking with floral borders. Enclosed rear garden mainly laid to stone chippings with brick-built outhouse.

OUTHOUSE (14'7 x 5'5) Power and water.



REAR GARDEN



REAR OF THE PROPERTY

TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is 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.

EPC TO FOLLOW

reasons to sell with us...

more than

455

properties listed in our
Carlisle office

more than

390

properties sold from
our Carlisle office

we sold

255

more properties than
our closest competitor

we have over

500

Google reviews with a
4.9/5 Google Rating

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

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