

Cumbrian Properties

86 Glaramara Drive, Carlisle



Price Region £270,000

EPC-B

Detached property | West of the city
2 reception rooms | 4 bedrooms | 2 bathrooms
Double garage & driveway | Gardens

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2/ 86 GLARAMARA DRIVE, BRACKENLEIGH, CARLISLE

An immaculately presented four bedroom, two bathroom, detached property situated on the popular Brackenleigh Estate to the west of the city. This spacious family home benefits from having two reception rooms, large dining kitchen with separate utility room and ground floor cloakroom. To the first floor off the spacious landing are three double bedrooms with en-suite to Master, single bedroom/study and family bathroom. Generous rear garden and double garage and driveway providing off street parking for 2 vehicles. The property is located close to good primary and secondary schools, local shops, regular bus routes to city centre and west Cumbria, and with easy access to the western bypass.

The accommodation with approximate measurements briefly comprises:

Entry via composite door into entrance hall

ENTRANCE HALL Radiator, staircase to the first floor and doors to lounge, sitting room and dining kitchen.



ENTRANCE HALL

SITTING ROOM (10'4 x 9'5) Double glazed window and radiator.



SITTING ROOM

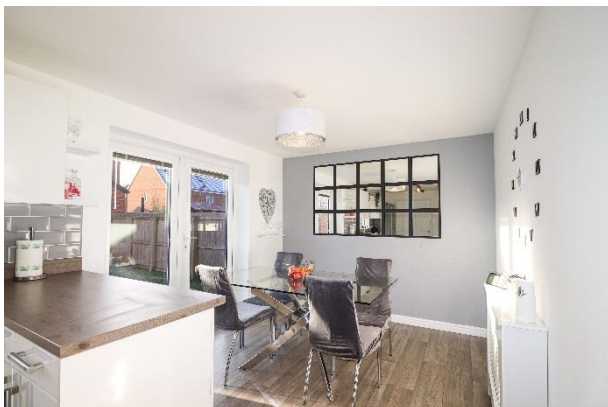
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LOUNGE (12'10 x 10'5) Log effect electric fire in contemporary surround, radiator and double glazed window.



LOUNGE

KITCHEN (19'10 x 9') Fitted kitchen incorporating a 1.5 bowl stainless steel sink unit, plumbing for dishwasher, electric oven and grill with four burner gas hob and extractor hood above. Radiator, wood flooring, double glazed window and double glazed French doors leading out to the rear garden. Door to utility room.



UTILITY ROOM (5'8 x 4'10) Plumbing for washing machine, space for tumble dryer, storage units, combi boiler, wood flooring, door to cloakroom and double glazed door to rear garden.

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UTILITY

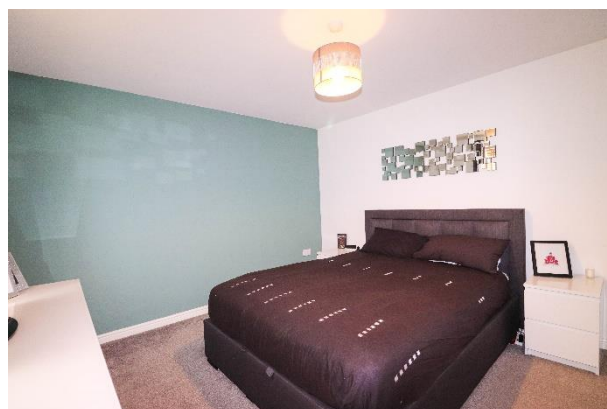
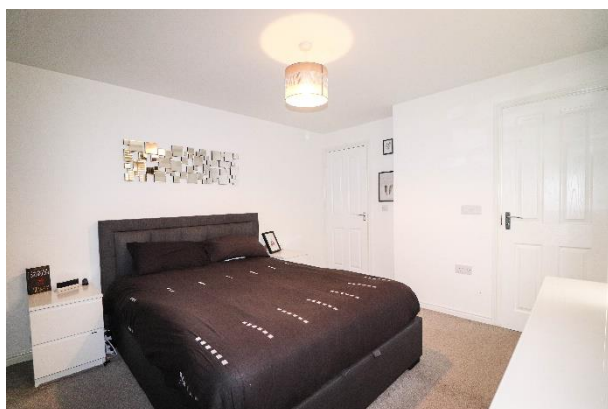


LANDING

CLOAKROOM Low level WC, wash hand basin, radiator, wood flooring, spotlights to ceiling and double glazed frosted window.

FIRST FLOOR LANDING Built in storage cupboard, double glazed window, loft access and doors to bedrooms and bathroom.

BEDROOM 1 (12'6 max x 11') Double glazed window, radiator and door to en-suite.



BEDROOM 1

EN-SUITE SHOWER ROOM Three piece suite comprising of fully tiled shower cubicle, WC and wash hand basin. Heated towel rail, wood effect flooring and double glazed frosted window.



EN-SUITE TO BEDROOM 1

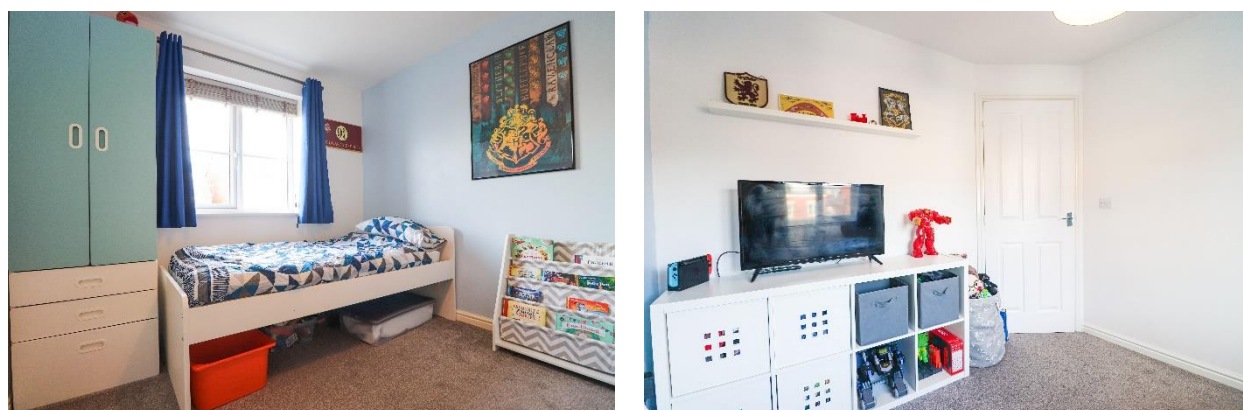
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BEDROOM 2 (12'6 max x 11' max) Double glazed window and radiator.



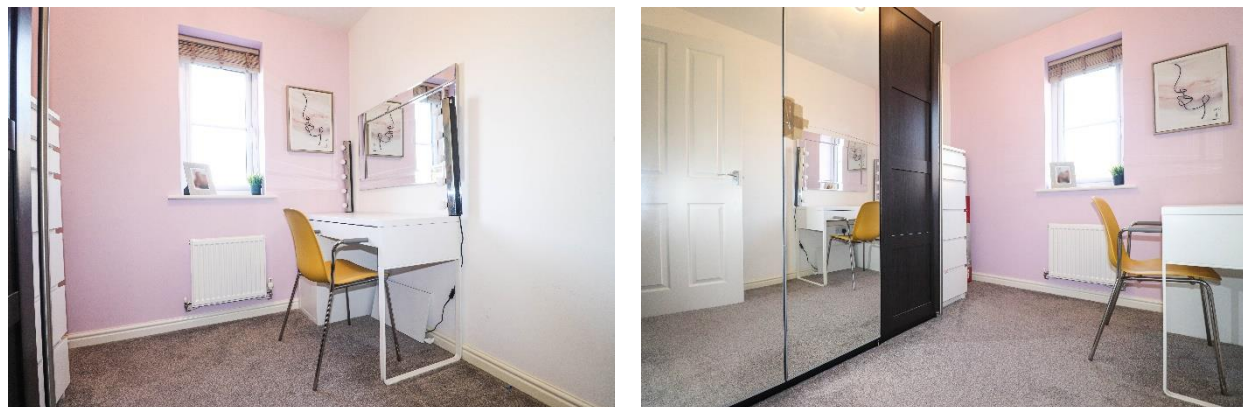
BEDROOM 2

BEDROOM 3 (9'5 x 8'8) Double glazed window and radiator.



BEDROOM 3

BEDROOM 4 (7'10 x 7'4) Double glazed window and radiator.



BEDROOM 4

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BATHROOM (7'10 x 6') Three piece suite comprising of panelled bath, wash hand basin and WC. Part tiled walls, radiator, wood effect flooring and double glazed frosted window.



BATHROOM

OUTSIDE Lawned front garden. To the rear of the property is a generous lawned garden with outside water tap and gated access to the double driveway and double garage.



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TENURE Freehold

COUNCIL TAX D

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