Cumbrian
PROPERTIES

66 Lightfoot Drive, Harraby, Carlisle

Price Region £115,000

EPC-

Semi-detached | South of Carlisle
1 reception room | 3 bedrooms | 1 bathroom
Conservatory | Lawned gardens

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2/ 66 LIGHTFOOT DRIVE, HARRABY, CARLISLE

An immaculately presented and spacious three bedroom semi-detached family home occupying a generous corner plot situated to the south of Carlisle. The UPVC double glazed and gas central heated accommodation, offered for sale in good decorative order throughout, briefly comprises entrance hall, an impressive (17'9 x 8'8) dining kitchen complete with integrated appliances, utility, cloakroom and conservatory with bi-folding doors to the rear garden. To the first floor are three double bedrooms and well appointed family bathroom. Attractive lawned front, side and rear gardens with decked seating area and timber shed. Conveniently situated on a regular bus route and within close proximity to a range of local amenities including shops and schools. Within easy reach of the M6 at J42.

The double glazed and central heated accommodation with approximate measurements briefly comprises:

Entrance via UPVC double glazed door into entrance hall
ENTRANCE HALL Staircase to the first floor, UPVC double glazed window to the side, radiator, laminate flooring and door to lounge.

LOUNGE (14'7 max x 13'2 max) Living flame coal effect gas fire on composite fireplace. UPVC double glazed window to the front, radiator, understairs storage cupboard, laminate flooring and coving to ceiling. Door to dining kitchen.

LOUNGE

DINING KITCHEN (17'9 max x 8'8 max)
KITCHEN Modern fitted kitchen complete with wall and base units, complementary worksurfaces, tiled splashback, breakfast bar area and a 1.5 bowl sink unit with drainer and mixer tap. Four ring halogen hob with extractor hood above and electric oven below. Integrated dishwasher, fridge, freezer and combination microwave. Panelled ceiling with LED lights, UPVC double glazed window to the side.
DINING AREA Laminate flooring, radiator, wooden glazed French doors and UPVC double glazed window to conservatory.

DINING KITCHEN

CONSERVATORY (9'3 x 7'4) UPVC double glazed windows and bi-fold patio doors to the rear garden. Glazed ceiling, tiled floor and doors to utility and cloakroom.

CONSERVATORY

CLOAKROOM A two piece suite in white comprising low level WC and corner wash hand basin. UPVC double glazed frosted window to the side, radiator and tiled flooring.

UTILITY (7' x 5'6) Plumbing for washing machine, space for tumble dryer, wall mounted gas combi boiler, tiled flooring and UPVC double glazed window to the rear.

FIRST FLOOR LANDING UPVC double glazed frosted window to the side and access to fully boarded loft area with light via a pull down ladder. Doors to bedrooms and bathroom.

BEDROOM 1 (13'4 x 8') UPVC double glazed window to the front and radiator.

BEDROOM 1

BEDROOM 2 (10' x 9'5) UPVC double glazed window to the front and radiator.

BEDROOM 2

BEDROOM 3 (12' max x 8'8) UPVC double glazed window to the rear and radiator.

FAMILY BATHROOM A modern three piece suite comprising mixer shower over P shaped bath, low level WC and wash hand basin within vanity unit. Aqua panelled walls, UPVC double glazed frosted window to the rear, spotlights to ceiling, chrome towel radiator and wood effect flooring.

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BEDROOM 3

BATHROOM

OUTSIDE Attractive lawned front, side and rear gardens. Decked seating area to the rear and timber shed.

REAR GARDEN

COUNCIL TAX BAND We are informed the property is in tax band A

TENURE We are informed the tenure is Freehold

SERVICES Mains water, gas and electricity are connected

VIEWING Cumbrian Properties ELA Ltd, 2 Lonsdale St, Carlisle Tel 01228 599940

EPC GRAPH

TO FOLLOW