

Cumbrian Properties

73 Currock Park Avenue, Currock



Price Region £190,000

EPC-D

Extended semi-detached property | Popular residential area
1 reception room | 3 bedrooms | Corner plot
Detached garage, parking & gardens | No onward chain

01228 599940
2 Lonsdale Street, Carlisle CA1 1DB

www.cumbrian-properties.co.uk
properties@cumbrian-properties.co.uk

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This extended, three bedroom, semi-detached property with detached garage and parking is situated on a corner plot in a popular residential area. The double glazed and gas central heated accommodation briefly comprises entrance hall, lounge and dining kitchen with centre island, Velux windows and French doors to the rear garden. To the first floor there are two double bedrooms, single bedroom and bathroom. Lawned front and side gardens, low maintenance paved rear garden, driveway parking and detached garage. Close to an abundance of amenities including shops, schools, gym, public transport links and Hammonds Pond public park.

The accommodation with approximate measurements briefly comprises:

Front door into entrance hall.

ENTRANCE HALL Wood effect laminate flooring, radiator, staircase to the first floor, doors to lounge and dining kitchen.

LOUNGE (15' x 12') UPVC double glazed bay window to the front, radiator, coving to the ceiling and feature fireplace.



LOUNGE

DINING KITCHEN (18' x 17') Fitted kitchen incorporating a one and a half bowl sink unit with mixer tap, breakfast bar style centre island unit, wine rack, four ring gas hob with glass splashback and extractor hood above, plumbing for washing machine, two radiators, wood effect laminate flooring, UPVC double glazed window to the side, UPVC double glazed French doors to the rear garden and two Velux windows to the rear.



DINING KITCHEN

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FIRST FLOOR

LANDING UPVC double glazed frosted window to the side, doors to bedrooms and bathroom.

BEDROOM 1 (14' x 11') UPVC double glazed bay window to the front and radiator.



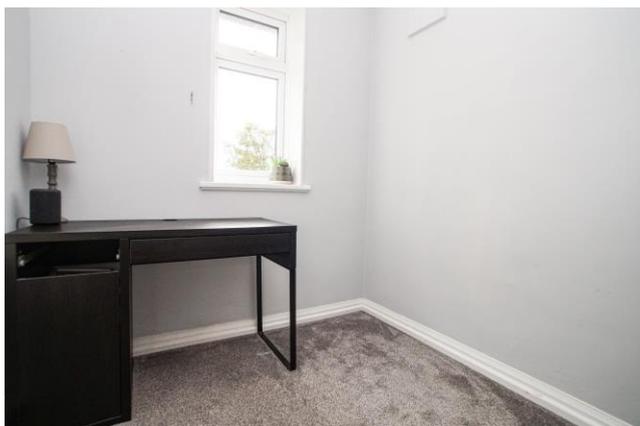
BEDROOM 1

BEDROOM 2 (11' x 10') UPVC double glazed window to the rear, radiator and fitted cupboards – one housing the Worcester boiler.



BEDROOM 2

BEDROOM 3 (7' x 6'5) UPVC double glazed window to the front, radiator and fitted wardrobes.



BEDROOM 3

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BATHROOM (7' x 6') Three piece suite comprising shower above panelled bath, wash hand basin and WC. Tiled walls, panelled ceiling, heated towel rail, UPVC double glazed frosted window to the side.



BATHROOM

OUTSIDE Gated and walled front garden with lawn and borders housing a variety of mature trees and shrubs. Low maintenance paved rear garden leading to the lawned side garden with mature trees and bushes, gravelled areas and outside tap. Driveway parking to the rear of the property in front of the detached garage with up and over door and pedestrian door to the side leading into the rear garden.



REAR GARDEN



GARAGE

TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is Tax Band B.

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.