

# Cumbrian Properties

126 Oaklands Drive, Upperby



**Price Region £100,000**

**EPC-**

Mid terraced property | Popular residential area  
1 reception room | 3 bedrooms | FF bathroom  
Requires some modernisation | Front & rear gardens

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## 2/ 126 OAKLANDS DRIVE, UPPERBY, CARLISLE

This three-bedroom mid-terraced property, situated in a cul-de-sac location, is fully double glazed and offered with no onward chain. While some modernisation is required, it presents a fantastic opportunity for a renovation project. The accommodation briefly comprises entrance hall, spacious dining lounge, fitted kitchen, and three first-floor bedrooms—two of which are doubles—along with a cloakroom and shower room. Externally, the low-maintenance front garden is laid with shillies, while the rear garden is enclosed by fencing and hedging with a flagstone patio, shillied areas, external power and a timber shed. Ideally situated in a popular residential area to the south of Carlisle, the property is within walking distance of schools, shops, and public transport links.

The accommodation with approximate measurements briefly comprises:

**ENTRANCE HALL** Staircase to the first floor, wood effect laminate flooring and doors to dining lounge and kitchen.



ENTRANCE HALL

**DINING LOUNGE (19'4 x 14')** Gas fire in fireplace and double glazed windows to the front and rear elevations.



DINING LOUNGE

**KITCHEN (19'6 x 9'9)** Fitted kitchen incorporating sink unit with drainer and mixer tap, built in eye level oven, four burner gas hob with overhead extractor, panelled splashbacks and plumbing for washing machine. Double glazed window to the rear, tiled flooring, shelved pantry and UPVC double glazed doors to the front and rear gardens.

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KITCHEN

### **FIRST FLOOR**

**LANDING** Double glazed window to the rear, loft access and doors to bedrooms, shower room and cloakroom.

**BEDROOM 1 (13' x 9'10)** Double glazed window to the front and fitted cupboards – one of which houses the hot water tank.



BEDROOM 1

**BEDROOM 2 (11' x 10'7)** Double glazed window to the front.



BEDROOM 2



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**BEDROOM 3 (8'5 x 8')** Double glazed window to the rear and fitted shelved storage cupboard.



BEDROOM 3

**CLOAKROOM** WC and double glazed frosted window to the rear.

**SHOWER ROOM (6' x 5'4)** Walk-in electric shower unit, wash hand basin, tiled splashback, heated towel rail, wood effect vinyl flooring and double glazed frosted window to the rear.



SHOWER ROOM

**OUTSIDE** Low maintenance front garden laid to shillies with floral borders. To the rear of the property is an enclosed garden comprising laid shillies, flagstone patio, external power point, floral borders and timber shed.



REAR GARDEN

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**TENURE** To be confirmed

**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.

EPC TO FOLLOW