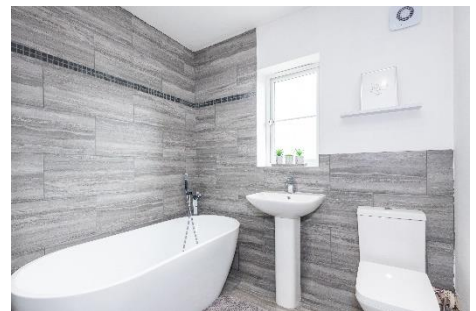


Cumbrian Properties

25 Haycock Lane, The Beeches



Price Region £320,000

EPC-C

Detached property | West of the city
2 reception rooms | 4 bedrooms | 2 bathrooms
Fantastic family garden | Parking for three cars

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2/ 25 HAYCOCK LANE, THE BEECHES, CARLISLE

This four bedroom, detached property with a three car driveway and spacious family garden is set on the west side of the city close to the bypass and is ideally suited to the growing family with ample space in each room on every floor. The double glazed and gas central heated accommodation briefly comprises entrance hall, playroom (formerly the garage), cloakroom, dining lounge, modern kitchen and utility room. To the first floor there are four bedrooms, master en-suite shower room and family bathroom. Situated close to a variety of local amenities and Richard Rose academy.

The accommodation with approximate measurements briefly comprises:

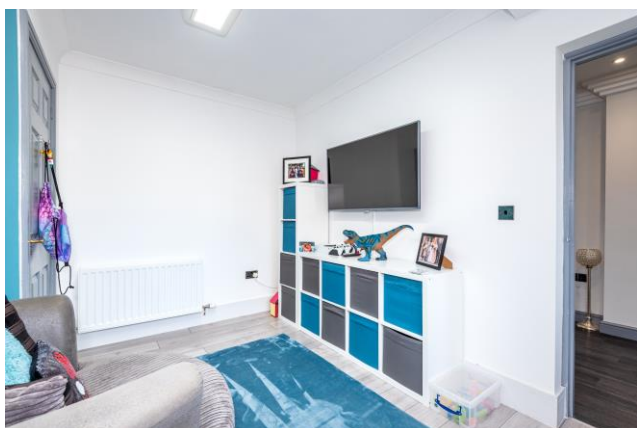
Composite front door into entrance hall.

ENTRANCE HALL (16'9 x 6'8) Radiator, wood effect laminate flooring, coving to the ceiling, staircase to the first floor and understairs cupboard. Doors to dining lounge, playroom, cloakroom and kitchen.



ENTRANCE HALL

PLAYROOM (12' x 9') Formerly the garage with coving to the ceiling, UPVC double glazed window to the front, radiator and cupboard housing the Baxi boiler.



PLAYROOM

CLOAKROOM Two piece suite comprising wash hand basin and WC. Wood effect laminate flooring, tiled splashbacks and radiator.

DINING LOUNGE (27' x 10'4) UPVC double glazed window to the front, three radiators, coving to the ceiling, LVT wood effect flooring and French doors to the rear garden with UPVC double glazed windows to either side.

3/ 25 HAYCOCK LANE, THE BEECHES, CARLISLE



DINING LOUNGE

KITCHEN (17' x 10') Fitted kitchen incorporating a four ring gas hob with extractor hood above, integrated oven and grill, tiled splashbacks, vinyl flooring, coving to the ceiling, UPVC double glazed window to the rear, radiator and door to utility room.



KITCHEN

4/ 25 HAYCOCK LANE, THE BEECHES, CARLISLE

UTILITY ROOM (10' x 8'5) Wood effect laminate flooring, worksurface with tiled splashbacks, plumbing for washing machine, space for tumble dryer, storage cupboard and frosted door to the side.

FIRST FLOOR LANDING Access to boarded loft via a pull down ladder, cupboard housing the hot water tank, doors to bedrooms and bathroom.

BEDROOM 1 (17'7 x 10'5) UPVC window to the front, radiator, built-in storage cupboards and door to en-suite shower room.

EN-SUITE SHOWER ROOM Three piece suite comprising tiled shower cubicle, vanity unit wash hand basin and WC. Heated towel rail, fully tiled walls, tiled floor and UPVC double glazed window to the side.



BEDROOM 1 & EN-SUITE

BEDROOM 2 (12' x 7') UPVC double glazed window to the rear, radiator, built-in wardrobes and storage cupboard.



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BEDROOM 3 (13' x 8'8) UPVC double glazed window to the rear and radiator.



BEDROOM 3

BEDROOM 4 (12'7 x 9'6) UPVC double glazed window to the front, radiator and built-in cupboard.



BEDROOM 4

FAMILY BATHROOM (8'4 x 7'4) Three piece suite comprising freestanding bath with shower attachment and mixer tap, wash hand basin and WC. Radiator, double glazed frosted window to the rear, tiled flooring and part tiled walls.



FAMILY BATHROOM

6/ 25 HAYCOCK LANE, THE BEECHES, CARLISLE

OUTSIDE Tarmac driveway to the front providing parking for three cars and lawned garden with a floral border. Good size rear garden laid to artificial turf with paved seating, decking, and gravelled areas, outside tap and four external cameras with live feed.



REAR OF THE PROPERTY

TENURE We are informed the tenure is Freehold.

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

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.

