

Cumbrian Properties

16a Crown Road, Carlisle



Price Region £250,000

EPC-

Detached bungalow | Conservatory
1 reception room | 3 bedrooms | 1 bathroom
Garage & gardens | No onward chain

01228 599940
2 Lonsdale Street, Carlisle CA1 1DB

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

2/ 16A CROWN ROAD, BELLE VUE, CARLISLE

A well-presented, three bedroom, detached bungalow situated in the popular residential area of Belle Vue. The spacious accommodation benefits from double glazing and warm air gas central heating and briefly comprises entrance hall, lounge, dining kitchen, conservatory, three bedrooms and bathroom. Gardens to the front and rear with detached garage incorporating utility room, greenhouse and garden shed. Belle Vue is located close to good primary and secondary schools, local shops and church. Regular bus routes to the city centre and good access to the western bypass.

The accommodation with approximate measurements briefly comprises:

UPVC front door into the spacious entrance hall.

ENTRANCE HALL Built-in storage cupboard and loft access. Doors to lounge, dining kitchen, bedrooms and bathroom.



ENTRANCE HALL

LOUNGE (14'7 into bay window x 13') Log effect gas fire on a tiled hearth with brick surround and wooden mantle, double glazed bay window to the front and coving to the ceiling.



LOUNGE

3/ 16A CROWN ROAD, BELLE VUE, CARLISLE

DINING KITCHEN (17' max x 10' max) Fitted kitchen incorporating stainless steel sink with mixer tap, electric oven and four ring electric hob with extractor hood above, integrated fridge, dishwasher and washing machine. Wood panelled ceiling, tiled splashbacks, storage cupboard housing the hot water tank and warm air heating boiler, sliding patio doors to the conservatory and door to the side.



DINING KITCHEN

CONSERVATORY (10' x 7'3) Double glazed windows and double glazed sliding patio doors to the rear garden.



CONSERVATORY

BEDROOM 1 (14' x 9'7) Double glazed window to the front.

4/ 16A CROWN ROAD, BELLE VUE, CARLISLE



BEDROOM 1

BEDROOM 2 (11' x 10') Double glazed window to the rear.



BEDROOM 2

BEDROOM 3 (10'6 x 8') Double glazed window to the front.



BEDROOM 3

BATHROOM (8'3 x 6'9 max) Four piece suite comprising fully tiled corner shower cubicle, panelled bath, wash hand basin and WC. Fully tiled walls, built-in storage cupboard, frosted window to the rear and wall mounted shaving light.

5/ 16A CROWN ROAD, BELLE VUE, CARLISLE



BATHROOM

OUTSIDE Lawned front garden with floral borders, bin store, concrete driveway and detached garage. Lawned rear garden with floral borders, flag stone seating area, greenhouse, garden shed, outside tap and pathway leading around to the front of the property.

DETACHED GARAGE Power, light and utility to the rear of the garage.



GARDEN



GARDEN



REAR OF THE PROPERTY

6/ 16A CROWN ROAD, BELLE VUE, CARLISLE



GARAGE



UTILITY AREA

TENURE We are informed the tenure is Freehold.

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

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