

Cumbrian Properties

2 Burnett Road, Old Harraby



Price Region £139,950

EPC-

Semi-detached property | Popular residential area
Open plan living/dining/kitchen | 3 bedrooms | 1 bathroom
Gardens, garage & driveway | No onward chain

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2/ 2 BURNETT ROAD, OLD HARRABY, CARLISLE

This three bedroom, semi-detached property has been recently renovated and is neutrally decorated throughout. The double glazed and gas central heated accommodation briefly comprises open plan living/dining/kitchen incorporating lounge area with multi fuel stove and patio doors to the rear garden and a modern fitted kitchen. To the first floor is the landing with storage cupboard and loft access, two double bedrooms, single bedroom and recently installed bathroom with freestanding bath. Front and rear gardens, timber framed gazebo with Perspex roof, driveway and detached garage. Situated in a popular residential location close to a variety of local amenities, shops, schools and transport links providing a great opportunity for the first time buyer or buy to let investment market.

The accommodation with approximate measurements briefly comprises:

UPVC front door into the open plan living room.

OPEN PLAN LIVING/DINING/KITCHEN (27' x 19')

LOUNGE AREA UPVC double glazed window to the front, UPVC double glazed sliding patio doors to the rear garden, multi fuel stove, radiator, wood effect laminate flooring and opening to the kitchen.



LOUNGE AREA

KITCHEN AREA Fitted kitchen incorporating sink with mixer tap, five ring gas hob with tiled splashback and extractor hood above, electric oven and grill, integrated slimline dishwasher, integrated washing machine, tiled flooring, UPVC double glazed windows to the side and rear, and UPVC frosted door to the rear garden.



KITCHEN AREA

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DINING AREA Wood effect laminate flooring, radiator and UPVC double glazed window to the front.



DINING AREA

FIRST FLOOR

LANDING Wood effect laminate flooring, UPVC double glazed window to the rear, radiator, loft access via a pull-down ladder, storage cupboard housing the gas boiler, door to bedrooms and bathroom.

BEDROOM 1 (13' x 12') UPVC double glazed window to the front, radiator, wood effect laminate flooring and walk-in wardrobe.



BEDROOM 1

BEDROOM 2 (12'5 x 11') UPVC double glazed window to the front, radiator and wood effect laminate flooring.



4/ 2 BURNETT ROAD, OLD HARRABY, CARLISLE

BEDROOM 3 (10' x 7'6) UPVC double glazed window to the rear, radiator and wood effect laminate flooring.



BEDROOM 3

BATHROOM (8'5 x 6'6) Three piece suite comprising vanity unit wash hand basin with bowl sink and mixer tap, freestanding bath and low level WC. Fully tiled walls, wood effect laminate flooring, heated towel rail and UPVC double glazed frosted window to the rear.



BATHROOM

OUTSIDE Gated driveway to the front of the property, lawn, gravelled and floral borders with a treeline, lawned side garden and **DETACHED GARAGE (19'3 x 12')**. Enclosed rear garden incorporating timber framed gazebo with Perspex roof, flagged patio, lawn, gravelled borders, timber shed with wood store/lean-to, and outside tap.



REAR GARDEN

5/ 2 BURNETT ROAD, OLD HARRABY, CARLISLE

TENURE We are informed the tenure is Freehold.

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

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