

# Cumbrian Properties

## 20 Raiselands Road, Morton Park



**Price Region £110,000**

**EPC-**

Terraced property | Popular residential area  
1 reception room | 2 bedrooms | Potential to extend  
Generous gardens | Driveway parking

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## 2/ 20 RAISELANDS ROAD, MORTON PARK, CARLISLE

This realistically priced two double bedroom terraced property has generous gardens offering the potential to extend (subject to planning permission) and off street parking. The double glazed and gas central heated accommodation comprises of entrance hall, a spacious dual aspect dining lounge, kitchen with built in storage and door to the side lane which provides access to the front and rear of the property, two double bedrooms (both with fitted storage) and a three piece family bathroom. Low maintenance lawned garden and driveway parking for one vehicle. To the rear of the property is a generous lawned garden offering a blank canvas for the purchasers to put their own stamp on. Situated in a popular residential area within easy access of the local shops, schools, doctors surgery and pleasant park walks through Chances Park. The property would make an ideal first time buy and is sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

Entry via UPVC door into entrance hall.

**ENTRANCE HALL** Staircase to the first floor, radiator, double glazed window and doors to dining lounge and kitchen.



ENTRANCE HALL

**DINING LOUNGE (18'8 x 11')** Coal effect gas fire, two radiators, coving to ceiling and double glazed windows to the front and rear elevations.



DINING LOUNGE

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**KITCHEN (9'8 x 6'4)** Fitted kitchen incorporating space for free standing cooker, plumbing for washing machine, sink unit with mixer tap and tiled splashbacks. Understairs storage cupboard, double glazed window to the rear and door to the side lane.



KITCHEN

**SIDE LANE** Doors to the front and rear elevations, built in storage, power and lighting.

**FIRST FLOOR LANDING** Loft access and doors to bedrooms and bathroom.

**BEDROOM 1 (15' x 9')** Built in storage, radiator and double glazed window to the front.



BEDROOM 1

**BEDROOM 2 (12' max x 9'6 max)** Two built in storage cupboards – one housing the combi boiler (4 years old), radiator and double glazed window to the rear.



BEDROOM 2



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**BATHROOM (6'5 x 5'6)** Three piece suite comprising of shower over panelled bath, wash hand basin and WC. Part tiled walls, radiator and double glazed frosted window.



BATHROOM

**OUTSIDE** To the front of the property is a low maintenance lawned garden alongwith driveway parking for one vehicle. To the rear is a generous lawned garden providing excellent potential to extend – subject to planning permission, and a brick built outhouse which has power and lighting.



REAR GARDEN

EPC TO  
FOLLOW

**TENURE** We are informed the tenure is Freehold

**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.