

Cumbrian Properties

6 Blencarn Park, Rockcliffe



Price Region £155,000

EPC-

Terraced property | Rural location
2 reception rooms | 3 bedrooms | 1 bathroom
Garage & drive | Low maintenance gardens

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This three bedroom, mid-terraced property is situated in a quiet cul-de-sac location in the popular village of Rockcliffe. The property, which isn't overlooked to the front or rear, benefits from low maintenance gardens, driveway parking and garage. Double glazed and gas central heated the accommodation briefly comprises entrance hall with practical cloakroom providing additional storage, lounge with cosy multi fuel stove leading to the separate dining room and ample size kitchen with access to the rear garden. To the first floor there are two double bedrooms with fitted wardrobes to one, single bedroom and three piece bathroom. There is plenty of fitted storage throughout along with an outside log store and garage. Rockcliffe is situated just outside Carlisle, to the north of the city, with its own primary school, church, village hall and pub. Just a five minute drive to the amenities of Kingstown and with good access to junction 44 of the M6 motorway and the western bypass. The property would suit first time buyers and families alike.

The accommodation with approximate measurements briefly comprises:

UPVC front door into entrance hall.

ENTRANCE HALL Doors to lounge, kitchen and cloakroom. Staircase to the first floor, understairs storage cupboard, radiator and wood effect flooring.

CLOAKROOM Two piece suite comprising WC and wash hand basin. Plenty of storage space, radiator, frosted glazed window and wood effect flooring.



CLOAKROOM

LOUNGE (12' x 11'6) Multi fuel stove, double glazed window to the front, UPVC door to the patio, wood effect flooring, radiator and door to dining room.



LOUNGE

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DINING ROOM (11'4 x 9'6) Double glazed window to the rear, radiator, wood effect flooring and door to kitchen.



DINING ROOM

KITCHEN (10' x 9'8) Fitted kitchen incorporating a freestanding cooker, one and a half bowl sink unit with mixer tap, space for fridge freezer, double glazed window to the rear, UPVC door to the rear garden, undercounter lighting, tiled splashbacks, wood effect worksurfaces, built-in pantry, radiator and wood effect flooring.



KITCHEN

FIRST FLOOR

LANDING Doors to bedrooms and bathroom, and two built-in storage cupboards – one housing the combi boiler.

BEDROOM 1 (11'8 x 11'7) Double glazed window to the rear and radiator.



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BEDROOM 2 (11'7 x 8'6 to fitted wardrobes) A range of fitted wardrobes, double glazed window to the front and radiator.



BEDROOM 2

BEDROOM 3 (9'9 x 6'9) Double glazed window to the rear and radiator.

BATHROOM (6'9 x 6') Three piece suite comprising shower above panelled bath, wash hand basin and WC. Frosted glazed window, tiled splashbacks, tile effect flooring and heated towel rail.



BEDROOM 3



BATHROOM

OUTSIDE Low maintenance patio style front garden with raised flower beds, log store, outside water supply and access into the garage with power supply and parking for two cars in front. To the rear of the property is a secure, generous lawned garden with mature trees including apple trees and floral borders.

TENURE We are informed the tenure is Freehold.

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

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.

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FRONT GARDEN



REAR GARDEN

EPC GRAPH TO FOLLOW