

# Cumbrian Properties

48 Park Road, Morton, Carlisle



Price Region **£340,000**

**EPC-C**

Extended semi-detached property | Popular location  
2 reception rooms | 4 bedrooms | 2 bathrooms  
Front & rear gardens | Garage & parking

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## 2/ 48 PARK ROAD, MORTON, CARLISLE

A four bedroom, two bathroom, two reception room, extended, semi-detached property offering an immaculately presented, spacious family home. This superb property truly offers everything that a family home requires with high quality fixtures and fittings both inside and out including solar panels and recently fitted composite external doors and windows. Internally there are oak doors throughout, stylish fully tiled bathrooms and a fantastic 22' modern dining kitchen which is the hub of the home. To the ground floor there is an entrance porch, hall, lounge and sitting room both with fantastic views over the park, spacious dining kitchen with island and integrated Bosch appliances and French doors leading out to the rear garden, separate utility room and cloakroom. To the first floor there are four double bedrooms with a stunning contemporary en-suite to the master and a four piece family bathroom. Outside the property has a low maintenance front garden with a block paved drive providing off-street parking for three vehicles leading up to the single garage. To the rear of the property is a generous lawned garden with an open aspect to the side, garden shed and a timber-built cabin which is currently used as a bar with its own power supply that could equally be used as a "work from home" office or gym.

Park Road is situated within close proximity to primary and secondary schools, local shops and the popular Chances Park and is on regular bus routes to the city centre.

The accommodation with approximate measurements briefly comprises:

**Composite front door into entrance porch.**

**ENTRANCE PORCH** Double glazed windows, tiled flooring, ceiling spotlights and UPVC door into entrance hall.



ENTRANCE PORCH

**ENTRANCE HALL** Glazed doors to the lounge and sitting room, cloaks cupboard and staircase to the first floor.

**LOUNGE (15'7 x 13')** Double glazed window to the front, coal effect gas fire, coving to the ceiling and glazed doors to the dining kitchen.



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**DINING KITCHEN (22'7 x 17'4 overall)**

**KITCHEN AREA (16'9 x 9'6)** Fitted kitchen incorporating an island unit, breakfast bar, one and a half bowl undermounted sink with mixer tap and Bosch five ring induction hob. Bosch integrated appliances including fridge, freezer, wine cooler, oven, microwave and dishwasher. Cupboard with TV point, ceiling spotlights, tile effect flooring and glazed door to the utility.

**DINING AREA** Double glazed French doors to the rear garden, three double glazed windows, two Velux windows, ceiling spotlights, two radiators and tile effect flooring.



DINING KITCHEN

**UTILITY (11'5 max x 8'4 max)** Wall and base units, plumbing for washing machine, space for tumble dryer, stainless steel sink with mixer tap, wood effect flooring, double glazed window, composite door to the rear garden, oak door to the garage, doors to cloakroom and sitting room.





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**CLOAKROOM** Two piece suite comprising wash hand basin and WC. Wood effect flooring and radiator.



CLOAKROOM



SITTING ROOM

**SITTING ROOM (11'5 x 11'4)** Double glazed window with views over the park, coving to the ceiling and radiator.

**FIRST FLOOR LANDING** Doors to bedrooms and family bathroom. Built-in storage cupboard and access via loft ladders to part boarded loft space with lighting.



LANDING

**BEDROOM 1 (12'5 max x 11'4 max)** Double glazed window to the front with views over the park, radiator and door to en-suite shower room.



BEDROOM 1



EN-SUITE SHOWER ROOM

**EN-SUITE SHOWER ROOM (8' x 8')** Three piece suite comprising walk-in shower cubicle with waterfall shower head, vanity unit wash hand basin and WC with concealed cistern. Panelled cistern with spotlights, illuminated mirrors, fully tiled walls and flooring, contemporary heated towel rail and double glazed window with views over the park.

**BEDROOM 2 (11'5 x 11'4)** Built-in wardrobes, radiator, double glazed windows to the front and side with views over the park.



BEDROOM 2

**BEDROOM 3 (10'4 x 10' max)** Double glazed window to the rear and radiator.



BEDROOM 3



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**BEDROOM 4 (11'5 x 9'5)** Built-in wardrobes, radiator and double glazed windows to the side and rear.



BEDROOM 4

**FAMILY BATHROOM (8' max x 5'4 max)** Four piece suite comprising walk-in shower cubicle with spa shower, panelled bath, vanity unit wash hand basin and WC with concealed cistern. Double glazed frosted window, heated towel rail, fully tiled walls and flooring, and ceiling spotlights.



FAMILY BATHROOM

**OUTSIDE** Low maintenance lawned front garden and block paved driveway providing off-street parking for three vehicles leading up to the single garage. To the rear of the property is a generous lawned garden with an open aspect to the side over the park, garden shed, outside tap and a timber-built cabin currently used as a bar but could equally be used as a “work from home” office or gym.

**GARAGE** Power and light, combi boiler and solar panel control unit.

NB: The property has the added benefit of a security alarm.



FRONT GARDEN & PARK VIEW

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REAR GARDEN



TIMBER-BUILT CABIN

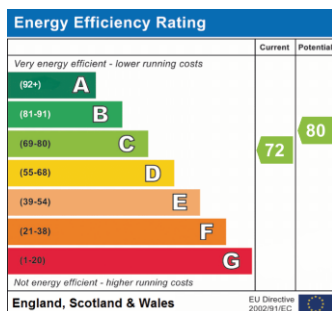


PARK VIEW

**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.





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more than

**390**

properties sold from  
our Carlisle office

we sold

**255**

more properties than  
our closest competitor

we have over

**500**

Google reviews with a  
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\*UK Rightmove, Market Share Information  
from 31/01/2023 - 31/01/2024, CA1 to CA8

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