

Cumbrian Properties

60 Thirlwell Gardens, Carlisle



Price Region **£95,000**

EPC-C

Ground floor flat | Popular residential area
1 reception room | 2 bedrooms | Immaculately presented
Driveway parking & garage | Ideal first time buy or buy to let

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2/ 60 THIRLWELL GARDENS, OFF WARWICK ROAD, CARLISLE

This well presented neutrally decorated two bedroom ground flat situated just off Warwick Road is electric heated and double glazed throughout. The accommodation briefly comprises of vestibule, entrance hall, dining lounge, modern fitted kitchen with integrated appliances, inner hall, two bedrooms (both with fitted wardrobes) and a three piece modern family bathroom. Low maintenance rear garden with patio area, views over neighbouring Stoney Holme Golf Course, external power and water supply. Driveway parking to the front and detached single garage. Situated close to an abundance of amenities within walking distance including shops, supermarkets, riverside walks, schools and college and only a short drive to J43 of the M6.

The accommodation with approximate measurements briefly comprises:

Entry via a UPVC double glazed door into vestibule.

VESTIBULE Double glazed window to the side and UPVC double glazed door to the entrance hall.

ENTRANCE HALL Fitted storage cupboard, wall mounted electric radiator, wood effect laminate flooring and doors to kitchen and dining lounge.



ENTRANCE HALL

DINING LOUNGE (16' x 12'9) Wall mounted electric radiator, wood effect laminate flooring, wall mounted electric fire, double glazed window to the rear, door to inner hallway and UPVC double glazed door to the rear garden.



DINING LOUNGE

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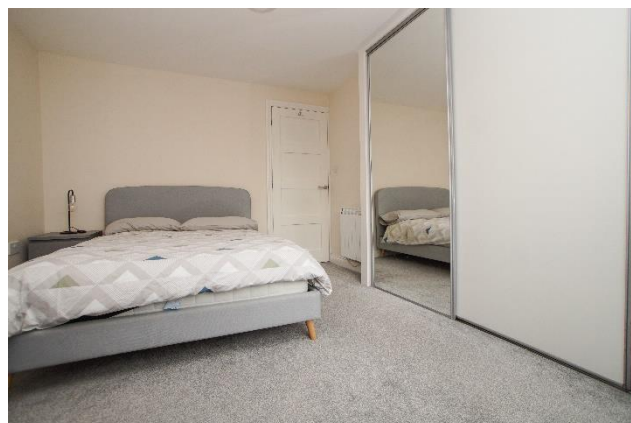
KITCHEN (9'8 x 9') Fitted kitchen incorporating a 1.5 bowl ceramic sink with drainer and mixer tap, panelled splashbacks, electric oven and grill, four burner electric hob with glass splashback behind and overhead extractor. Integrated slimline washing machine, integrated washer/dryer and integrated fridge/freezer. Wood effect laminate flooring, wall mounted electric radiator and double glazed window to the front.



KITCHEN

INNER HALLWAY Doors to bedrooms, family bathroom, walk-in storage cupboard and airing cupboard housing the hot water tank.

BEDROOM 1 (14' x 10') Double glazed window to the front, wall mounted electric radiator and fitted wardrobe with sliding mirrored door.



BEDROOM 1

BEDROOM 2 (11'7 x 6'5) Double glazed window to the rear, wall mounted electric radiator and fitted wardrobe with sliding mirrored door.



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FAMILY BATHROOM (6'7 x 6') Three piece suite comprising WC with concealed cistern, wash hand basin and electric shower over panelled bath. Heated towel rail, wood effect vinyl flooring and double glazed frosted window to the rear.



FAMILY BATHROOM

OUTSIDE To the front of the property there is a courtyard area with external water tap, off street parking and a detached single garage (18' x 9') with up and over door, light, power, timber framed single glazed window to the rear. Fence enclosed rear garden which overlooks Stoney Holme Golf Course and Carlisle United with external power supply, water tap, patio area, laid shillies and blossom tree. The rear garden has a right of way with the neighbouring property.



REAR GARDEN

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TENURE We are informed the tenure is Leasehold – 999 year lease from 1970.
We are informed that there is no service charge to pay.

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.

