

Cumbrian Properties

16 Amberfield, Burgh By Sands



Price Region £250,000

EPC-

End terraced property | Popular village location
1 reception room | 3 bedrooms | 3 bathrooms
Potential to extend | Private garden, drive and garage

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This three double bedroom, three bathroom end terraced property is situated in the desirable village of Brough By Sands and offers fantastic private spacious garden, ample off street parking and detached garage. Situated next to the village school, the double glazed and gas central heated accommodation comprises of entrance porch, lounge with gas fire and leading through to the 22'4 x 21'4 modern dining kitchen offering plenty of space for entertaining with bi-fold doors leading out to the rear garden and utility/shower room. To the first floor there are three double bedrooms with a Juliette balcony overlooking the rear garden and Sharpes fitted wardrobes to one, an en-suite shower room to Bedroom 2 and more fitted storage to bedroom 3. There is also a four piece family bathroom. Front lawned garden and gravelled driveway providing parking for up to four vehicles leading to the detached garage/workshop. To the rear is a private and generous lawned garden with well established fruit trees and plants providing a secure safe space for children or pets to play and also providing potential to extend further subject to planning permission. Burgh By Sands is a popular village to the west of the city with its own village school, church, pub and shop and popular with the Cumbria Way for coastal walks. With the amenities of Carlisle are less than a 10 minute drive away the property would provide an ideal spacious family home.

The accommodation with approximate measurements briefly comprises:

ENTRANCE PORCH (9'5 x 6'4) Double glazed windows, tile effect flooring and door to the lounge.



ENTRANCE PORCH

LOUNGE (15' max x 14' max) Coal effect gas fire, two double glazed windows, radiator, cupboard housing the meters and door to dining kitchen.



LOUNGE

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DINING KITCHEN (22'4 x 21'4) Fitted kitchen incorporating an integrated electric oven, microwave oven and four burner gas hob with extractor hood above, integrated dishwasher, under counter lighting and a 1.5 bowl sink unit with mixer tap. Two double glazed windows, two radiators, wood flooring, ceiling spotlights and doors to staircase to the first floor and utility/shower room. Bi-fold doors lead out to the rear garden.



DINING KITCHEN

UTILITY/SHOWER ROOM (8'9 max x 8' max) Plumbing for washing machine, space for tumbler dryer, walk-in shower cubicle, wash hand basin and WC. Part tiled walls, double glazed window, tiled flooring, radiator and ceiling spotlights.



UTILITY / SHOWER ROOM

FIRST FLOOR LANDING Radiator and doors to bedrooms and bathroom.

BEDROOM 1 (15' max x 13' max) Double glazed windows to the front and side elevations, radiator, beamed ceiling and door to en-suite shower room.

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BEDROOM 1

EN-SUITE SHOWER ROOM (7' x 4') Comprising of fully tiled walk-in shower cubicle, wash hand basin and WC. Tiled walls, extractor fan and tiled flooring.



EN-SUITE SHOWER ROOM

BEDROOM 2 (15'3 x 11'9) Double glazed French doors to a Juliette balcony with views over the garden. Double glazed window, radiator and Sharpes fitted wardrobes.



BEDROOM 2

FAMILY BATHROOM (12' max 5'9 max) Four piece suite comprising double walk-in shower cubicle, wash hand basin, WC and panelled bath. Part boarded walls, ceiling spotlights, tiled flooring, radiator and double glazed frosted window.

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FAMILY BATHROOM

BEDROOM 3 (18'3 x 6'9) Double glazed window to the front, radiator and a range of built in storage cupboards, one housing the combi boiler.



BEDROOM 3

OUTSIDE Lawned garden to the front of the property with external power supply and a gravelled driveway providing off street parking for up to four vehicles. Steps up to a fantastic generous lawned private garden with well established fruit trees and plants with vegetable garden, garden shed and gate providing pedestrian access to the garage.



FRONT GARDEN

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REAR GARDEN

TENURE We are informed the tenure is Freehold

COUNCIL TAX We are informed the property is in tax band B

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EPC TO FOLLOW

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more than

455

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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
4.9/5 Google Rating

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