

# Cumbrian Properties

## 10 Centurions Walk, Carlisle



**Price Region £300,000**

**EPC-D**

Detached property | Wrap-around garden  
2 reception rooms | 3 double bedrooms & office | 1 bathroom  
No through road | North of the River Eden

## 2/ 10 CENTURIONS WALK, OFF BRAMPTON OLD ROAD, CARLISLE

This three double bedroom detached property situated on a no through road to the north of Carlisle, has a wrap-around mature garden and briefly comprises entrance hall, lounge, dining room with bay French doors leading to the rear garden, cloakroom, kitchen and utility room. To the first floor, there is a three piece family bathroom, three double bedrooms along with an additional adjoining room to bedroom two, which can be utilised as an office or dressing room. Externally to the rear of the property, is a lawned garden with laid flagstone patio with gated access to the side. To the front of the property is a gated drive, lawned garden along with apple trees, bushes and shrubs. Centurions Walk is off Brampton Old Road.

The accommodation with approximate measurements briefly comprises:

**Entrance to the property leads into the entrance hall.**

**ENTRANCE HALL (15' x 8'5)** Single pane windows to the front, radiator, staircase to the first floor, fitted cupboard housing consumer box, door to the lounge and archway to the inner hallway.



ENTRANCE HALL

**LOUNGE (18' x 12')** Double glazed UPVC windows to the front and to the rear, picture rail, gas fire and fireplace, two ceiling rose and sliding door to the dining room.



LOUNGE

**INNER HALLWAY (7' x 4')** Fitted storage cupboard and doors to the dining room, cloakroom and kitchen.

3/ 10 CENTURIONS WALK, OFF BRAMPTON ROAD, CARLISLE

**DINING ROOM (11'5 x 11'5)** Picture rail, single pane bay French doors to the rear garden and radiator.



DINING ROOM

**CLOAKROOM (6' x 3'5)** Two piece suite comprising W/C and sink unit. Panelled splashback and frosted single glazed window to the rear.

**KITCHEN (13' x 10')** Fitted kitchen incorporating sink with twin drainer, tiled splashback around worktops, built in shelved cupboards. Double glazed UPVC window to the front and door to the utility room.



KITCHEN

**UTILITY ROOM (7'5 x 6')** Double glazed UPVC window to the rear, ceramic sink, plumbing for washing machine, shelved fitted storage cupboard and door to the side leading to the outside porch.



UTILITY ROOM

4/ 10 CENTURIONS WALK, OFF BRAMPTON ROAD, CARLISLE

**FIRST FLOOR LANDING** Double glazed UPVC window to the front, built-in shelved storage cupboard and doors to the three bedrooms and bathroom.

**BEDROOM 1 (18' x 12')** Double glazed UPVC windows to the front and to the rear and two built-in storage cupboards.



BEDROOM 1

**BEDROOM 2 (12' x 12')** Double glazed UPVC window to the front, frosted double glazed UPVC window to the side, sink with panelled splashback, fitted shelved storage cupboard and door to additional adjoining room.



BEDROOM 2

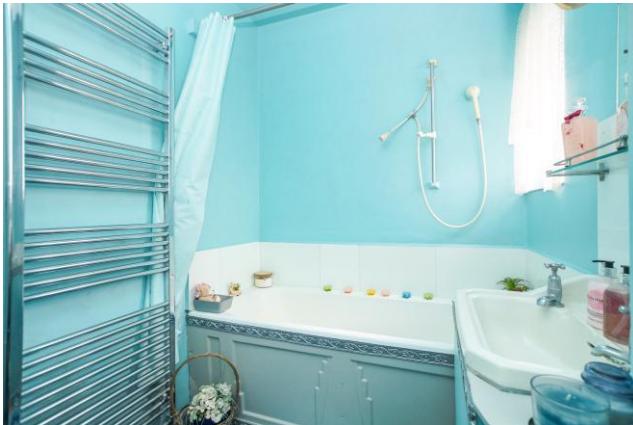
**ADDITIONAL ADJOINING ROOM (7'5 x 5'5)** Currently utilised as storage. Double glazed UPVC window to the rear.

**BEDROOM 3 (11'5 x 9')** Double glazed UPVC windows to the rear, built in shelved storage cupboard with rail.



5/ 10 CENTURIONS WALK, OFF BRAMPTON ROAD, CARLISLE

**BATHROOM (8' x 5'5)** Three piece suite comprising W/C, sink unit, panelled bath. Panelled splashback, heated towel rail, frosted double glazed windows to the rear.



BATHROOM

**OUTSIDE** Fenced and hedged rear garden comprising lawn with mature trees and shrubs, laid flagstone patio, side fence, timber shed, gated access to the side of the property. Covered porch area with two out rooms. To the front, is a gated driveway, lawned area, apple trees, mature trees, bushes and shrubs.



GARDENS

6/ 10 CENTURIONS WALK, OFF BRAMPTON ROAD, CARLISLE

**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.

