

# Cumbrian Properties

## 115 Pinecroft, off Kingstown Road



**Price Region £240,000**

**EPC-C**

Detached bungalow | Cul-de-sac location  
1 reception room | 2 double bedrooms | 2 bathrooms  
Conservatory | Gardens, drive & detached garage

01228 599940  
2 Lonsdale Street, Carlisle CA1 1DB

[www.cumbrian-properties.co.uk](http://www.cumbrian-properties.co.uk)  
[properties@cumbrian-properties.co.uk](mailto:properties@cumbrian-properties.co.uk)



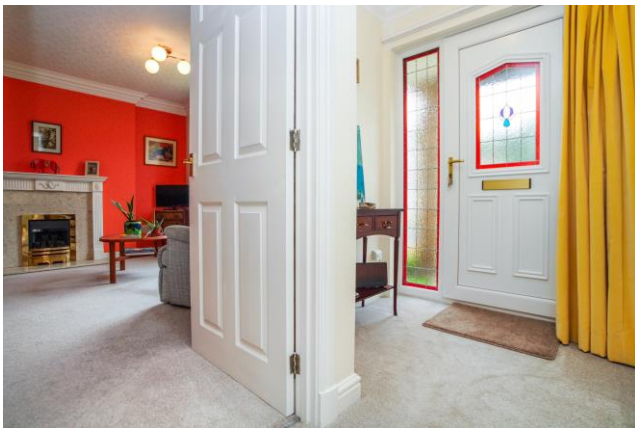
## 2/ 115 PINECROFT, OFF KINGSTOWN ROAD, CARLISLE

This immaculately presented, two double bedroom, two bathroom detached bungalow is situated in a cul-de-sac to the north of the River Eden in a popular residential area. The property benefits from double glazing, gas central heating, conservatory, and detached garage. The accommodation briefly comprises entrance hall, lounge with gas fire, fitted kitchen, two double bedrooms with fitted wardrobes, master en-suite shower room, family bathroom, and conservatory. Externally, there are well-maintained lawned gardens to the front and rear, a driveway, and a detached garage.

The accommodation with approximate measurements briefly comprises:

**Front door into entrance hall.**

**ENTRANCE HALL (19' x 5'3)** UPVC double glazed full length frosted window to the front, coving, radiator and fitted storage cupboard housing the Baxi gas boiler. Doors to lounge, kitchen, bedrooms and family bathroom.



ENTRANCE HALL

**LOUNGE (15'5 x 14')** UPVC double glazed window to the front, radiator, coving and fireplace housing a gas fire.



LOUNGE

**KITCHEN (12'5 x 8')** Fitted kitchen incorporating sink unit with mixer tap, electric oven and grill with four ring gas hob and extractor hood above, plumbing for washing machine, radiator, UPVC double glazed window to the front and UPVC double glazed frosted door to the side.

3/ 115 PINECROFT, OFF KINGSTOWN ROAD, CARLISLE



KITCHEN

**FAMILY BATHROOM (8' x 7')** Three piece suite comprising shower above panelled bath, wash hand basin and WC with concealed cistern. Radiator and UPVC double glazed window to the side.



BATHROOM

**BEDROOM 1 (11'5 x 11')** UPVC double glazed window to the side, radiator, fitted wardrobes and door to the en-suite shower room.



BEDROOM 1



4/ 115 PINECROFT, OFF KINGSTOWN ROAD, CARLISLE

**EN-SUITE SHOWER ROOM (8'7 x 4')** Three piece suite comprising walk-in shower, WC with concealed cistern and wash hand basin. Heated towel rail and UPVC double glazed frosted window to the rear.



BEDROOM 1 & EN-SUITE

**BEDROOM 2 (11'5 x 8')** UPVC double glazed French doors to the conservatory, radiator and fitted wardrobes.



BEDROOM 2

**CONSERVATORY (14' x 10'5)** Electric radiator and UPVC double glazed French doors to the rear garden.



CONSERVATORY

5/ 115 PINECROFT, OFF KINGSTOWN ROAD, CARLISLE

**OUTSIDE** Lawned front garden with floral borders, gated tarmac driveway to the side leading up to the detached garage, flag stone path, gravelled areas, outside tap and gated access to the side leading to a patio seating area with lawn and gravelled borders.

**DETACHED GARAGE (18’ x 9’)** Power and light.



GARDEN



DRIVE & GARAGE

**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.

