

# Cumbrian Properties

## 50 Keenan Road, Carleton Grange



**Price Region £220,000**

**EPC-B**

Detached property | Ideal family home  
1 reception | 3 bedrooms | 2 bathrooms  
Low maintenance gardens | Driveway parking

## 2/ 50 KEENAN ROAD, CARLETON GRANGE, CARLISLE

This three bedroom, two bathroom, detached, modern home is situated on a quiet corner of the popular Carleton Grange estate. The accommodation briefly comprises spacious lounge, kitchen with French doors opening onto the rear garden, and a handy ground floor cloakroom. To the first floor there are two double bedrooms, master en-suite shower room, single bedroom and family bathroom. Lawned front garden, driveway providing parking for two cars and a low maintenance rear garden with seating area. Situated close to local schools and only 3 miles from the city centre with a variety of shops, bars, restaurants and excellent public transport links including the railway and bus stations.

The accommodation with approximate measurements briefly comprises:

**Composite front door into the entrance hall.**

**ENTRANCE HALL** Door to lounge and staircase to the first floor.

**LOUNGE (15' x 9' max)** Wood flooring, double glazed window, radiator and door to the kitchen.



LOUNGE

**KITCHEN (12' x 9' max)** Fitted kitchen incorporating a built-in oven and hob with extractor hood above, stainless steel sink unit, plumbing for washing machine, tile effect laminate flooring, radiator, French doors to the rear garden and door to the cloakroom.



KITCHEN

**CLOAKROOM** Two piece suite comprising low level WC and wash hand basin. Radiator.

3/ 50 KEENAN ROAD, CARLETON GRANGE, CARLISLE

## FIRST FLOOR

LANDING Doors to bedrooms and family bathroom. Karndean wood effect flooring.

**BEDROOM 1 (13' x 9' max)** Double glazed window to the front, radiator, Karndean wood effect flooring and door to the en-suite shower room.



BEDROOM 1

**EN-SUITE SHOWER ROOM** Three piece suite comprising walk-in shower, WC and wash hand basin. Double glazed frosted window, stone effect vinyl flooring and radiator.



EN-SUITE SHOWER ROOM

**BEDROOM 2 (14' x 11' max)** Double glazed window to the front, radiator and Karndean wood effect flooring.



4/ 50 KEENAN ROAD, CARLETON GRANGE, CARLISLE

**BEDROOM 3 (12' x 7' max)** Double glazed window to the rear, radiator, built-in storage and Karndean wood effect flooring.



BEDROOM 3

**FAMILY BATHROOM (6' x 6')** Three piece suite comprising panelled bath, wash hand basin and WC. Double glazed frosted window, radiator and stone effect vinyl flooring.



FAMILY BATHROOM

**OUTSIDE** Lawned front garden and driveway parking. Lawned rear garden with decked seating area, flower beds and gravelled borders.



REAR GARDEN

5/ 50 KEENAN ROAD, CARLETON GRANGE, 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.

