

Cumbrian Properties

4 Solway Park, Carlisle



Price Region £255,000

EPC-

Detached dormer bungalow | Popular location
1 reception room | 3 bedrooms | 2 bathrooms
Gardens and garage | Immaculately presented

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An immaculately presented and spacious three bedroom, two bathroom detached dormer bungalow situated on a quiet cul-de-sac estate to the west of the city. The double glazed and gas central heated accommodation offers a generous dining kitchen with separate utility, spacious lounge with patio doors leading out to the rear garden, a three piece ground floor bathroom and three first floor bedrooms and shower room. Well maintained gardens to the front and rear. A drive and shillied area to the front provides ample off street parking leading to the single garage. Solway Park is within walking distance of local shops, primary & secondary schools and parks.

The accommodation with approximate measurements briefly comprises:

Entry via UPVC door into entrance hall

ENTRANCE HALL Staircase to the first floor, radiator and doors to dining kitchen, lounge and bathroom.



ENTRANCE HALL

LOUNGE (22'4 x 11'6) Coal effect gas fire on marble hearth with wooden surround. Double glazed window to the front, two radiators, coving to ceiling and double glazed patio doors leading out to the rear garden.



LOUNGE

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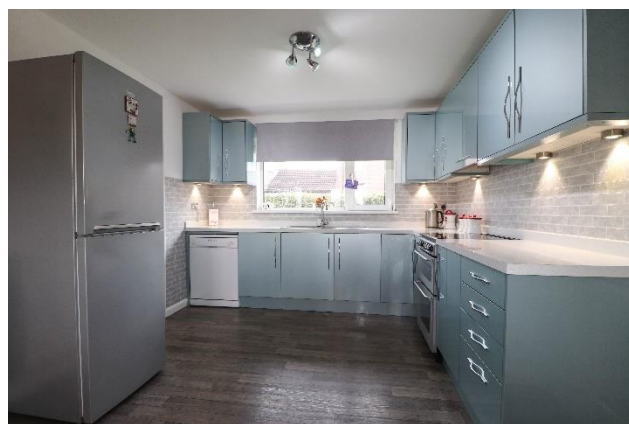
LOUNGE

BATHROOM (9'5 x 6') Three piece suite comprising shower over panelled bath, wash hand basin and WC. Tiled walls, radiator, tiled flooring and double glazed frosted window.



BATHROOM

DINING KITCHEN (22'6 x 10') Fitted kitchen incorporating a 1.5 bowl stainless steel sink unit, tiled splashbacks and plumbing for dishwasher. Under counter lighting, wood effect flooring, radiator and double glazed windows to the front and rear elevations. Door to utility.



KITCHEN AREA

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DINING AREA

UTILITY (8'6 x 5'8) Wall and base units, stainless steel sink with mixer tap, wood effect flooring, double glazed window, integral door to garage and UPVC double glazed to the rear garden.



UTILITY

GARAGE Plumbing for washing machine and also houses the Baxi combi boiler.

FIRST FLOOR LANDING Doors to bedrooms and bathroom. Built in cupboard and loft access.

BEDROOM 1 (16'3 x 11'8) Double glazed window to the front, radiator and double glazed window to the rear with under eaves storage.



BEDROOM 1

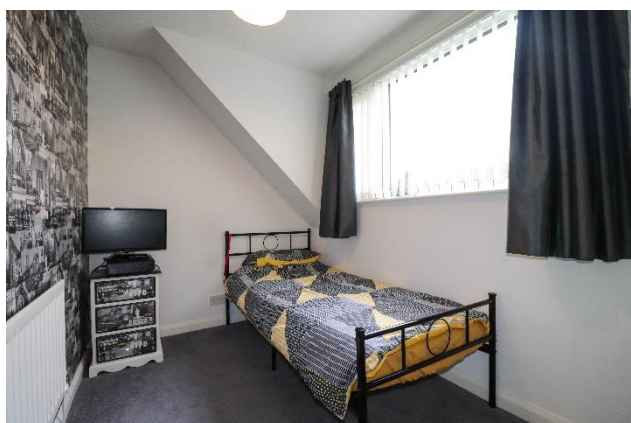
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BEDROOM 2 (9'10 x 9'5) Double glazed window to the front and radiator.



BEDROOM 2

BEDROOM 3 (10' x 6') Double glazed window to the rear and radiator.



BEDROOM 3

SHOWER ROOM (6'9 x 3') Three piece suite comprising of tiled shower cubicle, wash hand basin over vanity unit and WC. Tiled walls, tile effect flooring, radiator and double glazed frosted window.



SHOWER ROOM

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OUTSIDE Lawned garden to the front and shilled area providing off street parking alongwith a tarmacadam drive providing off street parking for two vehicles leading up to the single garage. To the rear of the property is a generous lawned garden with decked seating area, outside water tap and greenhouse.

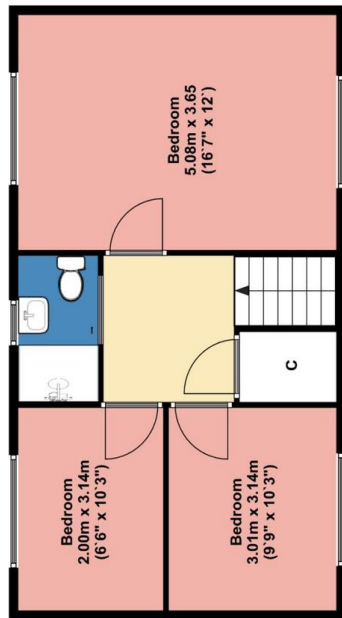


FRONT GARDEN AND DRIVE

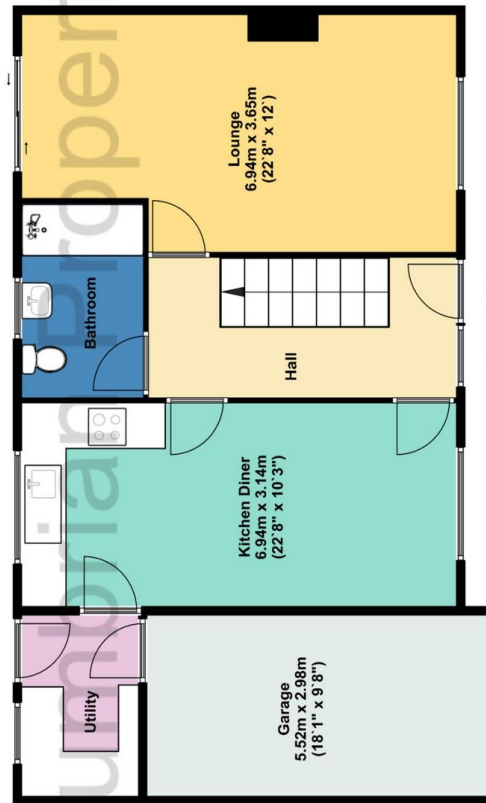


REAR GARDEN

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



First Floor
Approx 47.00 Sq meters (506.00 Sq feet).



Ground Floor
Approx 70.00 Sq meters (753.00 Sq feet).

TENURE We are informed the tenure is Freehold

COUNCIL TAX To be confirmed

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.

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