

# Cumbrian Properties

## 22 Broadoaks Grange, Carlisle



**Price Region £125,000**

**EPC-C**

Semi-detached | Popular residential location  
1 reception room | 2 bedrooms | 1 bathroom  
Front and rear gardens | Driveway

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## 2/ 22 BROADOAKS GRANGE, CARLISLE

This two double bedroom semi-detached property situated in a cul-de-sac location, offers comfortable, low-maintenance living with a modern kitchen and bathroom, gardens to the front and rear, and driveway parking for two vehicles. The double glazed and gas central heated accommodation briefly comprises a welcoming entrance porch and hallway, a stylish fitted kitchen, and a spacious lounge featuring an open staircase to the first floor. Upstairs, there are two generously sized double bedrooms and a three-piece bathroom. Externally, the property boasts a low maintenance front garden laid to lawn and a private rear garden designed for easy upkeep, featuring stone chippings, a patio seating area, an electric awning, and a garden shed. Ideally located close to local shops, supermarkets, and schools, with transport links to the city centre, Junction 43 of the M6, and the A69, this home is perfectly suited to first-time buyers, downsizers, or anyone seeking a well-located and easy-to-manage home.

The accommodation with approximate measurements briefly comprises:

Entry via UPVC door into entrance porch.

**ENTRANCE PORCH** Glazed windows, wood effect flooring and UPVC door into entrance hall.

**ENTRANCE HALL** Built in storage cupboard housing the Worcester combi boiler, tiled flooring and doors to lounge and dining kitchen.

**KITCHEN (11'3 x 9')** A good range of wall and base units incorporating an electric oven and four burner hob with extractor hood above, plumbing for washing machine, stainless steel sink with mixer tap and tiled splashbacks. Radiator, double glazed window to the rear, wood effect flooring and UPVC door leading out to the rear garden.



KITCHEN

**LOUNGE (14'9 x 11')** Coal effect gas fire, radiator, coving to ceiling, open staircase to the first floor and double glazed windows to the front and rear elevations.



LOUNGE

**FIRST FLOOR LANDING** Loft access, double glazed window and doors to bedrooms and bathroom.

**BEDROOM 1 (11'6 x 11')** Built in storage cupboard, radiator and double glazed window to the front.



BEDROOM 1

**BEDROOM 2 (9'5 x 7'9)** Radiator and double glazed window to the front.



BEDROOM 2

4/ 22 BROADOAKS GRANGE, CARLISLE

**BATHROOM (6'4 x 5'8)** Three piece suite comprising of shower over panelled bath, WC and wash hand basin. Double glazed window, radiator and part tiled walls.



BATHROOM

**OUTSIDE** Low maintenance lawned garden to the front of the property and driveway parking for two vehicles. Pedestrian access gate to the generous low maintenance rear garden laid to stone chippings with well established trees and bushes, flagstone patio area, garden shed and outside water supply.



REAR GARDEN

**TENURE** We are informed the tenure is Freehold

**COUNCIL TAX** We are informed the property is in tax band A

**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.