Cumbrian
PROPERTIES

21 Melbreak Avenue, Carlisle

Price Region £156,000

EPC-B

Three storey townhouse | Sought after location
1 reception room | 3 bedrooms | 2 bathrooms
Lawned garden | Parking

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Situated in this recent development to the west of the city, a three bedroom, two bathroom, three storey townhouse. The UPVC double glazed and gas central heated accommodation briefly comprises entrance hall, lounge, inner hallway, cloakroom and dining kitchen with French doors to the rear garden. To the first floor there are two bedrooms and family bathroom with the master bedroom and en-suite shower room to the second floor.
A tarmacadam driveway provides off-road parking for two vehicles. Lawned rear garden.
The property is located on a 'no-through' road and benefits from open countryside views.
Situated close to a range of local amenities including school, shops and regular bus routes.

The double glazed and central heated accommodation with approximate measurements briefly comprises:

Composite door into entrance hall.

ENTRANCE HALL Radiator and door to lounge.

LOUNGE (14'8 max x 12' max) UPVC double glazed window overlooking the field, radiator, understairs storage cupboard and door to inner hallway.

LOUNGE

INNER HALLWAY Staircase to the first floor, doors to cloakroom and dining kitchen.

CLOAKROOM White two piece suite comprising low level WC and pedestal wash hand basin. Radiator and tile effect vinyl flooring.

DINING KITCHEN (11'10 x 7'9) A range of wall and base units with complementary worksurfaces and upstands incorporating a one and a half bowl stainless steel sink with chrome mixer tap. Four ring electric hob with extractor hood above and double oven below. Plumbing for washing machine and space for fridge freezer. Radiator, wood effect flooring, UPVC double glazed window and UPVC double glazed French doors to the rear garden.

DINING KITCHEN

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FIRST FLOOR
LANDING Radiator, doors to bedrooms and bathroom. Staircase to the second floor.

BEDROOM 2 (12' max x 12' max) Radiator and two UPVC double glazed windows with open countryside views.

BEDROOM 2

BATHROOM White three piece suite comprising panelled bath, low level WC and pedestal wash hand basin. Part tiled walls, tile effect vinyl flooring, radiator and UPVC double glazed frosted window.

BATHROOM

BEDROOM 3 (12' x 8') UPVC double glazed window to the rear and radiator.

BEDROOM 3

SECOND FLOOR LANDING Storage cupboard and door to master bedroom.

MASTER BEDROOM (17' max x 8'6 max) UPVC double glazed window to the front with open countryside views. Radiator, loft access and door to en-suite shower room.

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MASTER BEDROOM

EN-SUITE SHOWER ROOM White three piece suite comprising rainfall shower and shower hose attachment in tiled corner cubicle, low level WC and pedestal wash hand basin. Tile effect vinyl flooring, radiator and double glazed Velux window.

EN-SUITE SHOWER ROOM

OUTSIDE Low maintenance stone chipped front garden with tarmacadam driveway providing off-road parking for two vehicles. Lawned rear garden with patio.

REAR GARDEN

VIEW TO THE FRONT

COUNCIL TAX BAND We are informed the property is in tax band C.
TENURE We are informed the tenure is Freehold .
SERVICES Mains water, gas and electricity are connected.
VIEWING Cumbrian Properties ELA Ltd, 2 Lonsdale St, Carlisle Tel 01228 599940