

# Cumbrian Properties

## 9 Robert Chance Gardens, Carlisle



**Price Region £187,500**

**EPC-**

Extended detached bungalow |  
2 reception rooms | 2 bedrooms | 1 bathroom  
Wrap around gardens | Drive and 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)

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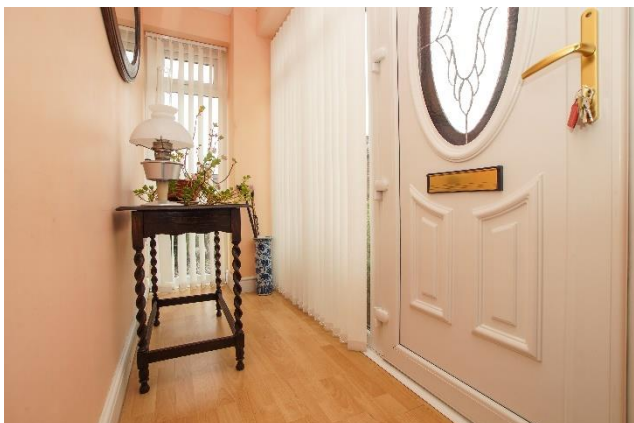
This extended two bedroom detached bungalow is well presented throughout and briefly comprises of entrance porch, hallway, four piece family bathroom, two bedrooms, dining kitchen, lounge with French doors leading to the rear garden and sun room. Easy to maintain wrap around gardens with driveway and single garage with electric up and over door. This property is double glazed and gas central heated throughout and would make an ideal purchase for those looking to downsize for more convenient living. Situated close to the western bypass and in close proximity to local amenities and bus stops.

The accommodation with approximate measurements briefly comprises:

Entry via UPVC double glazed door into entrance porch.

**ENTRANCE PORCH** Full height double glazed windows to the front and side elevations, wood effect laminate flooring and UPVC double glazed door into entrance hall.

**ENTRANCE HALL (8' x 5')** Wood effect laminate flooring, coving to ceiling and doors to family bathroom, bedrooms and dining kitchen.



ENTRANCE PORCH



ENTRANCE HALL

**FAMILY BATHROOM (8'5 x 6'9)** Four piece suite comprising WC, wash hand basin, panelled bath and walk-in shower unit. Wood effect laminate flooring, radiator and double glazed frosted window to the side.



FAMILY BATHROOM

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**BEDROOM 1 (12' x 11')** Fitted wardrobes, radiator and double glazed window to the rear.



BEDROOM 1

**BEDROOM 2 (7'8 x 7'7)** Radiator and double glazed windows to the side and rear elevations.



BEDROOM 2

**DINING KITCHEN (13'7 x 13')** Fitted kitchen incorporating an electric oven and grill, four burner gas hob, tiled splashbacks, overhead extractor, plumbing for washing machine and sink unit with drainer and mixer tap. Wood effect laminate flooring, radiator and double glazed windows to the front. Door to garage.



DINING KITCHEN

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**LOUNGE (13'9 x 13'7)** Radiator, electric fire, coving to ceiling, double glazed window to the side, UPVC door to sun room and double glazed French doors to the rear.



LOUNGE

**SUN ROOM (9'9 x 8')** Wood effect laminate flooring, radiator and double glazed French doors to the rear garden.



SUN ROOM

**SINGLE GARAGE/UTILITY (20'5 x 8'4)** With electric up and over door, fitted base units with worksurface, houses the Worcester boiler and double glazed frosted door to the rear.

**OUTSIDE** To the front of the property there is a block paved driveway with shillied borders leading to the side gardens. Rear garden with flagstone patio area, laid shillies, floral borders, external water tap and gated access down the side back to the front.



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

**COUNCIL TAX** We are informed the property is in 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.



EPC TO FOLLOW

reasons to sell with us...

more than

**455**

properties listed in our  
Carlisle office

more than

**390**

properties sold from  
our Carlisle office

we sold

**255**

more properties than  
our closest competitor

we have over

**500**

Google reviews with a  
4.9/5 Google Rating

\*UK Rightmove, Market Share Information  
from 31/01/2023 - 31/01/2024, CA1 to CA8

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