

Cumbrian Properties

17 Scaurbank Road, Etterby



Price Region £125,000

EPC-D

Terraced property | North of the River Eden
1 reception room | 2 double bedrooms | Ground floor bathroom
Immaculately presented | Rear yard with outhouse

01228 599940
2 Lonsdale Street, Carlisle CA1 1DB

www.cumbrian-properties.co.uk
properties@cumbrian-properties.co.uk

2/ 17 SCAURBANK ROAD, ETTERBY, CARLISLE

This extended, two double bedroom, mid-terraced property is in immaculate order throughout and would make an ideal first time buy, downsize or buy to let investment. Situated in a quiet, popular location to the north of the River Eden the property is double glazed and gas central heated and briefly comprises spacious lounge leading to a modern kitchen with plenty of storage and rear hall providing extra space for a full height fridge freezer and dishwasher. The stunning ground floor shower room is fully tiled with a large walk-in shower and utility space for a washing machine and tumble dryer. To the first floor there are two double bedrooms with original doors and original decorative cast iron fireplace to the master bedroom along with fitted storage. Externally there is a generous rear yard with outhouse which has its own power supply. On-street parking is available to the front of the property. Situated within easy walking distance of local shops and with good access to the amenities of Kingstown and the city centre. The property also has excellent access to the junction 44 of the M6 motorway.

The accommodation with approximate measurements briefly comprises:

Composite front door into lounge.

LOUNGE (14'3 max x 12'6 max) Double glazed window to the front, vertical radiator, wood effect flooring and opening to the kitchen.



LOUNGE

KITCHEN (12'7 x 10'4) Fitted kitchen incorporating an electric oven and four ring gas hob with extractor hood above, stainless steel sink with mixer tap, wood effect worksurfaces, brick effect tiled splashbacks, good size understairs storage cupboard, radiator, tiled flooring, ceiling spotlights, staircase to the first floor, UPVC door and double glazed window to the rear yard and opening to the rear hall.



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REAR HALL Space for fridge freezer, plumbing for dishwasher, cupboard housing the combi boiler, Velux window, ceiling spotlights, tiled flooring and door to the shower room.



REAR HALL

SHOWER ROOM (10'4 x 4'9) Three piece suite comprising walk-in shower cubicle, vanity unit wash hand basin and WC. Fully tiled walls, plumbing for washing machine, space for tumble dryer, ceiling spotlights, Velux window, illuminated mirror, tiled flooring and vertical radiator.



SHOWER ROOM

FIRST FLOOR

LANDING Door and step up to the bedrooms. Loft access.

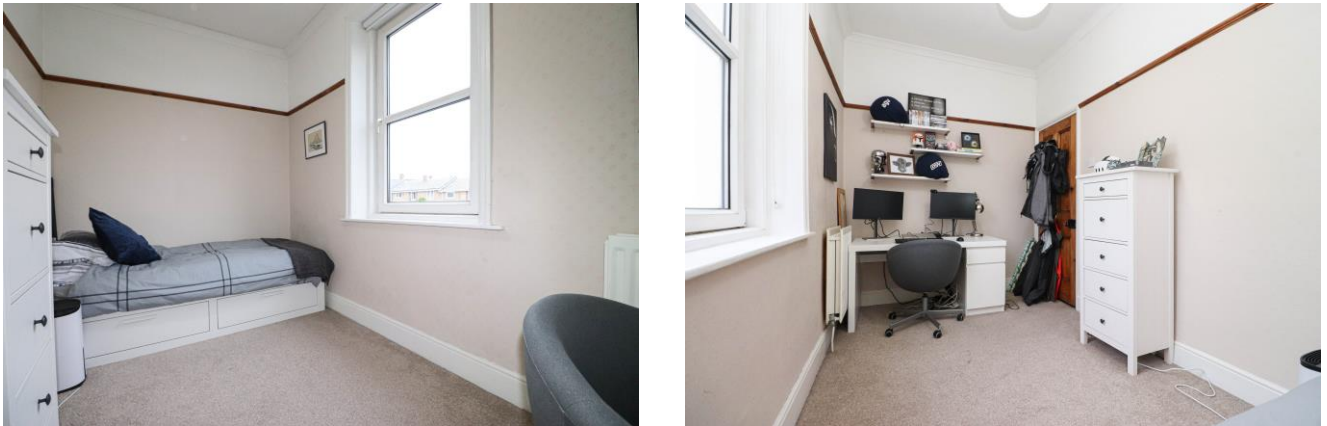
BEDROOM 1 (14' x 12'8) Double glazed window to the front, original cast iron decorative fireplace, built-in storage cupboard, radiator and coving to the ceiling.



BEDROOM 1

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BEDROOM 2 (12'8 x 7') Double glazed window to the rear, radiator and coving to the ceiling.



BEDROOM 2

OUTSIDE Generous rear yard incorporating an outside storage area with power supply. On-street parking is available to the front of the property.



REAR YARD

TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is 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.

