Cumbrian Properties

1 Margery Terrace, Cummersdale









Price Region £190,000

EPC-D

End-terraced property | Village location 1 reception room | 2 double bedrooms | Modern first floor bathroom Landscaped rear garden | Off-street parking

2/ 1 MARGERY TERRACE, CUMMERSDALE, CARLISLE

A recently modernised, well-presented, two double bedroom, end-terraced property situated in the sought after village of Cummersdale to the west of the city. The UPVC double glazed and gas central heated accommodation briefly comprises entrance hall, lounge and modern fitted dining kitchen. To the first floor there are two double bedrooms and a modern bathroom. Low maintenance front garden providing off-street parking, lawned and paved side garden and low maintenance landscaped rear garden. Cummersdale benefits from its own primary school and pub and is in close proximity to a variety of amenities and riverside walks along with good access to the bypass.

The accommodation with approximate measurements briefly comprises:

Front door into entrance hall.

ENTRANCE HALL Staircase to the first floor, radiator and door to lounge.

LOUNGE (13'8 x 12') UPVC double glazed window to the front, radiator, understairs storage cupboard and door to the dining kitchen.





LOUNGE

<u>DINING KITCHEN (18'5 x 9'4)</u> Fitted kitchen incorporating double sink unit with mixer tap, four ring electric hob with extractor hood above, self-cleaning eye-level oven/grill/air fryer, plumbing for washing machine, radiator, tiled flooring, UPVC double glazed windows to the side and rear and UPVC double glazed frosted door to the side.





3/ 1 MARGERY TERRACE, CUMMERSDALE, CARLISLE

<u>FIRST FLOOR LANDING</u> UPVC double glazed window to the side, loft access, doors to bedrooms and bathroom.

<u>BEDROOM 1 (18' x 9')</u> UPVC double glazed window to the front, original fireplace, picture rail and radiator.





BEDROOM 1

BEDROOM 2 (13' x 8'6) UPVC double glazed window to the rear, original fireplace, radiator and picture rail.





BEDROOM 2

<u>BATHROOM (9'7 x 9')</u> Three piece suite comprising shower above panelled bath, WC and vanity unit with feature bowl style sink. Heated towel rail, part tiled walls, tiled flooring and UPVC double glazed frosted window to the rear.

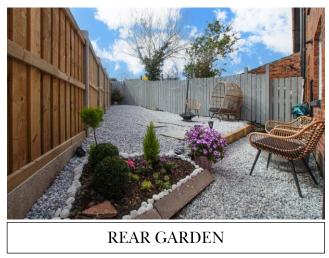




4/ 1 MARGERY TERRACE, CUMMERSDALE, CARLISLE

<u>OUTSIDE</u> Gravelled front garden providing off-street parking with paved path to the front door and gated access to the paved and lawned side garden with gravelled borders, external sockets and outside tap. To the rear of the property is a low maintenance landscaped garden laid to shillies with flower bed.





TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is Tax Band A.

<u>NOTE</u> 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.

