

# Cumbrian Properties

20 Chapel Brow, Durranhill



**Price Region £120,000**

**EPC-**

Ground floor flat | Immaculately presented  
Open plan living | 2 double bedrooms | 2 bathrooms  
Allocated parking | No onward chain

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2/ 20 CHAPEL BROW, DURRANHILL, CARLISLE

This immaculately presented, two double bedroom, two bathroom, ground floor flat briefly comprises entrance hall, open plan dining lounge and kitchen, two double bedrooms, master en-suite shower room and family bathroom. The double glazed and ceiling heated accommodation also benefits from allocated parking, visitor parking and communal gardens. Situated within walking distance of local shops, amenities and supermarkets. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

**UPVC front door into entrance hall.**

**ENTRANCE HALL** Shelved storage cupboard, doors to open plan dining lounge, bedrooms and bathroom.

**OPEN PLAN DINING LOUNGE (20'5 x 14')** UPVC double glazed windows to the front, coving to the ceiling and access to the kitchen.



DINING LOUNGE

**KITCHEN (11'8 x 8'5)** Fitted kitchen incorporating a one and a half bowl sink unit, electric oven and grill, four ring electric hob with extractor hood above, plumbing for washing machine, wood effect laminate flooring and UPVC double glazed window to the rear.



KITCHEN

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**FAMILY BATHROOM (7' x 5'7)** Three piece suite comprising panelled bath, pedestal wash hand basin and WC. Part tiled walls, heated towel rail, UPVC double glazed frosted window to the rear and tile effect laminate flooring.



FAMILY BATHROOM

**BEDROOM 1 (11'4 x 11'4)** UPVC double glazed window, fitted wardrobe with sliding doors, and door to en-suite shower room.



BEDROOM 1

**EN-SUITE SHOWER ROOM (7' x 4')** Three piece suite comprising walk-in shower, pedestal wash hand basin and WC. Tile effect laminate flooring, heated towel rail, part tiled walls and UPVC double glazed frosted window to the front.



EN-SUITE SHOWER ROOM

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**BEDROOM 2 (11' x 11')** UPVC double glazed window to the rear and fitted wardrobes.



BEDROOM 2

**OUTSIDE** Allocated parking, visitor parking and communal gardens.



ENTRANCE



COMMUNAL GARDEN

**TENURE** We are informed the tenure is Leasehold. £90pcm Service Charge.

**COUNCIL TAX** We are informed the property is Tax Band B.

**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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