

# Cumbrian Properties

## Romsley, Low Hesket



**Price Region £230,000**

**EPC- F**

Semi-detached property | Double garage & drive  
Sought after village location | 3 bedrooms | 1 bathroom  
Stunning countryside views | No onward chain

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## 2/ ROMSLEY, SOUTHWAITE ROAD, LOW HESKET, CARLISLE

A spacious three-bedroom semi-detached property with double garage and gardens, situated in a sought-after village location. The property, which is double glazed and electrically heated, briefly comprises entrance porch, entrance hall, lounge, and dining kitchen with integrated appliances and a multi-fuel stove that also heats the water system, along with a utility room. To the first floor there are three bedrooms, two of which are doubles, and a three-piece family bathroom. Externally, the property enjoys a mature rear garden incorporating a vegetable patch, lawn, flagstone patio, and elevated shrubs and bushes, while to the front is a gated lawned garden with a well-groomed wraparound hedge, driveway and double garage. Having been well cared for over the years, the property would now benefit from some modernisation, presenting an excellent opportunity for the new owner to update and personalise it to their own taste.

The accommodation with approximate measurements briefly comprises:

Entrance to the property leads into the porch.

**ENTRANCE PORCH (7' x 2'5)** Leads into the entrance hall.

**ENTRANCE HALL (13' x 6')** Staircase to the first floor, electric radiator, understairs storage cupboard and doors to the lounge and dining kitchen.



ENTRANCE HALL

**LOUNGE (13' x 13')** Double glazed UPVC window to the front, electric radiator, fireplace and door to the dining kitchen.



LOUNGE

3/ ROMSLEY, SOUTHWAITE ROAD, LOW HESKET, CARLISLE

**DINING KITCHEN (19' x 11'5)** Fitted kitchen incorporating 1.5 bowl sink and mixer tap, electric oven & grill with four burner electric hob, tiled splashback and extractor hood above and integrated washing machine. Multi-fuel stove which also heats the water for the property, tile effect laminate flooring and double glazed UPVC windows to the rear and access to the utility room.



DINING KITCHEN

**UTILITY ROOM (9' x 9')** Double glazed UPVC window to the rear, tiled flooring, UPVC door to the rear garden, storage cupboard, and door to the double garage.



UTILITY ROOM

**STORAGE CUPBOARD (6' x 3')**

**DOUBLE GARAGE (17'5 x 16')** Two up and over manual doors, power and lighting.

**FIRST FLOOR**

**LANDING** Double glazed UPVC window to the side, doors to three bedrooms and family bathroom.



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**BEDROOM 1 (13' x 12')** Double glazed UPVC windows to the front.



BEDROOM 1

**BEDROOM 2 (12' x 11'5)** Double glazed UPVC window to the rear and electric radiator.



BEDROOM 2

**BEDROOM 3 (9'5 x 7')** Double glazed UPVC window to the front, electric radiator and fitted shelved cupboards.



BEDROOM 3

5/ ROMSLEY, SOUTHWAITE ROAD, LOW HESKET, CARLISLE

**FAMILY BATHROOM (7'5 x 7')** Three piece suite comprising WC, sink, tiled splashback and panelled bath. Frosted double glazed UPVC window to the rear, shelved built-in storage cupboard housing the hot water tank.



BATHROOM

**OUTSIDE** To the rear of the property is a mature fenced and hedged garden comprising lawn, vegetable patch, laid flagstones and shillies, elevated shrubs and mature trees. To the front of the property is a gated driveway with laid shillies, flowerbeds and a well-groomed wraparound hedge.



GARDEN



REAR VIEW



FRONT VIEW

6/ ROMSLEY, SOUTHWAITE ROAD, LOW HESKET, CARLISLE

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

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

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