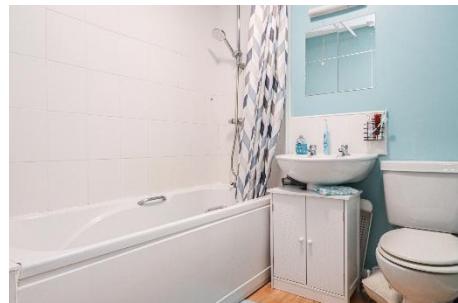


# Cumbrian Properties

32 Argyll Drive, Harraby



**Price Region £120,000**

**EPC-C**

Mid-terraced property | No onward chain  
1 reception | 2 double bedrooms | 1 bathroom  
Lawned rear garden & off-street parking | Ideal FTB

## 2/ 32 ARGYLL DRIVE, HARRABY, CARLISLE

This two double bedroom, mid-terraced property has a generous lawned rear garden and off-street parking and is situated in a popular location close to amenities. The double glazed and central heated accommodation briefly comprises vestibule leading into the lounge with open staircase to the first floor, fitted kitchen and ground floor cloakroom. To the first floor there are two double bedrooms and three piece bathroom. Externally, there is block paved parking for one vehicle to the front of the property and a generous lawned rear garden. Located less than a five minute walk to local shops and schools and on regular bus routes to the city centre the property would make an ideal first time buy, downsize or buy to let investment.

The accommodation with approximate measurements briefly comprises:

**UPVC front door into vestibule.**

**VESTIBULE** Double glazed window, radiator, tile effect flooring and door to lounge.

**LOUNGE (14'9 max x 13'3 max)** Open staircase to the first floor, radiator, double glazed window to the front and door to dining kitchen.



LOUNGE

**DINING KITCHEN (9'5 x 9')** Fitted kitchen incorporating an electric oven and four ring gas hob with extractor hood above, plumbing for washing machine, space for fridge freezer, combi boiler, tiled splashbacks, double glazed window to the rear, wood effect flooring, radiator and door to the rear hall.

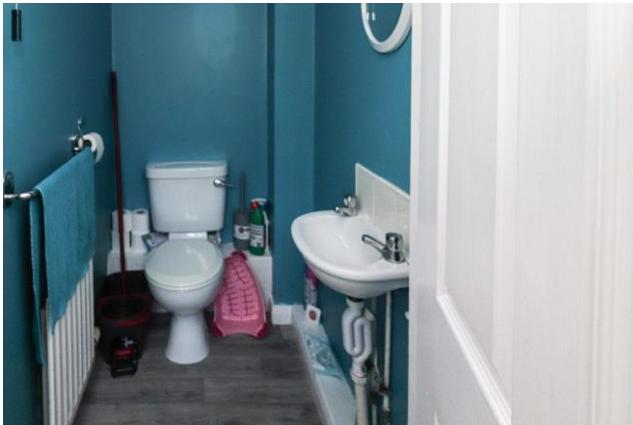


DINING KITCHEN

3/ 32 ARGYLL DRIVE, HARRABY, CARLISLE

**REAR HALL** Door to the cloakroom and UPVC door to the rear garden.

**CLOAKROOM** Two piece suite comprising wash hand basin and WC. Radiator and wood effect flooring.



CLOAKROOM

**FIRST FLOOR**

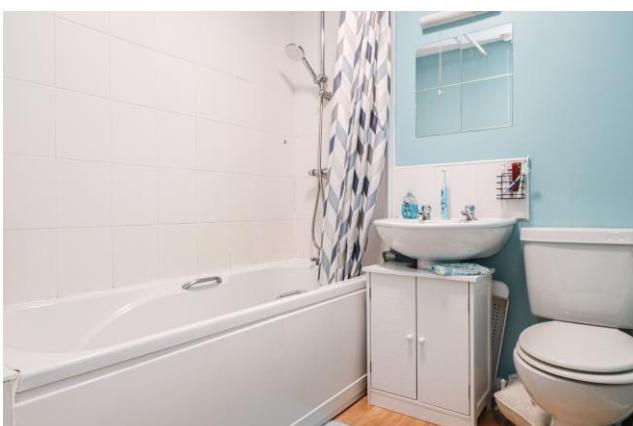
**LANDING** Doors to both bedrooms and bathroom.

**BEDROOM 1 (13'3 max x 9'3 max)** Double glazed window to the front, radiator and built-in storage cupboard.



BEDROOM 1

**BATHROOM (6' x 6')** Three piece suite comprising shower above panelled bath, wash hand basin and WC. Radiator and wood effect flooring.



BATHROOM

4/ 32 ARGYLL DRIVE, HARRABY, CARLISLE

**BEDROOM 2 (13'3 x 8')** Double glazed window to the rear and radiator.



BEDROOM 2

**OUTSIDE** Lawned rear garden and off-street parking to the front of the property for one vehicle.



REAR GARDEN

**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.

