

# Cumbrian Properties

106 Broadoaks Grange, Carlisle



Price Region **£165,000**

EPC-

Extended semi-detached property | Solar panels  
2 receptions | 2 double bedrooms | 1 bathroom  
Gardens & parking | Quiet location

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## 2/ 106 BROADOAKS GRANGE, CARLISLE

This spacious, two double bedroom, two reception room, semi-detached property is situated on a fantastic plot offering plenty of living space, well-established gardens and off-street parking for three vehicles. Well-presented throughout the property has been extended to provide a spacious entrance hall with a practical ground floor cloakroom and lounge with open staircase to the first floor. The light and airy dining kitchen has integrated appliances, Velux windows flooding the room with light and French doors leading out to the rear garden. There is also an 16' sun room with warm roof providing a useable room all year round with views over the garden. To the first floor there are two well-proportioned double bedrooms and a fully tiled three piece bathroom. Located at the top of a quiet cul-de-sac within easy walking distance of local shops and schools, the city centre and easy access to junction 43 of the M6 motorway the property would suit first time buyers, small families and downsizers.

The accommodation with approximate measurements briefly comprises:

**UPVC front door into the entrance porch with door into the entrance hall.**

**ENTRANCE HALL** Doors to the lounge, sun room and cloakroom. Double doors to the dining kitchen, built-in storage and radiator.



ENTRANCE HALL

**LOUNGE (14'9 max x 11' max)** Two double glazed windows to the front, double glazed window to the rear, open staircase to the first floor and radiator.



LOUNGE

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**CLOAKROOM** Two piece suite comprising vanity unit wash hand basin and WC. Radiator.



CLOAKROOM

**SUN ROOM (16'5 x 11'3)** Double glazed windows, double glazed French doors to the decked area, warm roof and electric heater.



SUN ROOM

**DINING KITCHEN (15' x 11'7)** Fitted kitchen incorporating an integrated electric oven and grill with four ring hob and extractor hood above, integrated fridge and freezer, integrated dishwasher and washer dryer, one and a half bowl stainless steel sink unit with mixer tap, cupboard housing the boiler, ceiling spotlights, two Velux windows, double glazed window to the front, double glazed French doors leading to the decked area, breakfast bar and radiator.



DINING KITCHEN

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DINING KITCHEN

**FIRST FLOOR**

**LANDING** Doors to both bedrooms and bathroom, double glazed window and loft access.

**BEDROOM 1 (11'6 max x 11' max)** Two double glazed windows to the front, built-in storage and heated towel rail.



BEDROOM 1

**BEDROOM 2 (9'4 x 7'8)** Double glazed window to the front and heated towel rail.



BEDROOM 2

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**BATHROOM (6'3 max x 5'8 max)** Three piece suite comprising shower above panelled bath, vanity unit wash hand basin and WC with concealed cistern. Frosted glazed window, fully tiled walls, tile effect flooring and heated towel rail.



BATHROOM

**OUTSIDE** To the front of the property is a low maintenance gravelled garden with magnolia tree and rhododendron, and a gravelled driveway providing off-street parking for three vehicles with an external water supply, electrical sockets and access to the rear garden via the shed. To the rear of the property is a generous, secure garden incorporating lawn and decked seating area with mature trees and plants, external power and water supply, and garden shed.



GARDEN

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

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

EPC GRAPH TO FOLLOW

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