

Cumbrian Properties

176 Hebden Avenue, Carlisle



Price Region £150,000

EPC-

Semi-detached | Cul-de-sac location
1 reception room | 3 bedrooms | No onward chain
Drive & garage | Low maintenance gardens

01228 599940
2 Lonsdale Street, Carlisle CA1 1DB

www.cumbrian-properties.co.uk
properties@cumbrian-properties.co.uk

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Situated in a quiet cul-de-sac location in a popular residential area to the west of the city, this three bedroom, one bathroom semi-detached property has a south facing low maintenance rear garden, off street parking for two to three vehicles and garage with electric door. The double glazed and warm air gas central heated accommodation briefly comprises of entrance hall with plenty of storage, a good size dining lounge with patio doors leading out to the rear garden, a solid wood kitchen with built in pantry and separate utility room. Two first floor double bedrooms, a single bedroom/study, shower room and separate WC. The property is in need of some modernisation as reflected in the price and would make a fantastic home for first time buyers and families alike being in close proximity to local primary and secondary schools, shops, pleasant park walks and with easy access to the western bypass and on regular bus routes to the city centre making this an ideal location. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

ENTRANCE HALL Doors to dining lounge and kitchen, staircase to the first floor, built in cloaks cupboard, understairs storage cupboard and cupboard housing the boiler.



ENTRANCE HALL

KITCHEN (9'8 x 8'3) Fitted kitchen incorporating solid wood wall and base units, stainless steel sink with mixer tap, tiled splashbacks, free integrated washing machine, standing oven with four burner gas hob and extractor hood above. Tiled flooring, built in pantry, part panelled walls and door and step down to the utility room.



KITCHEN

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DINING LOUNGE (23'6 max x 12' max) Double glazed windows to the front and double glazed patio doors leading out to the rear garden.



DINING LOUNGE

UTILITY ROOM (7'6 x 6') Double glazed window to the rear, door to garage and double glazed French door to the rear garden.



UTILITY ROOM

GARAGE With electric door, houses the meters and fuse board, power and lighting.

FIRST FLOOR LANDING Doors to bedrooms, bathroom and separate WC. Built in airing cupboard, loft access and double glazed window.

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BEDROOM 1 (14' max x 12' max) Double glazed window to the front.



BEDROOM 1

BEDROOM 2 (12' max x 8'8 max) Built in wardrobe and double glazed window to the rear.



BEDROOM 2

BEDROOM 3 (9'5 max x 8' max) Built in wardrobe and double glazed window to the front.



BEDROOM 3

SHOWER ROOM (5'5 x 5'5) Two piece suite comprising of fully boarded shower cubicle and vanity unit wash hand basin. Boarded walls, panelled ceiling with spotlights and a double glazed frosted window.

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SEPARATE WC Boarded walls, low level WC, panelled ceiling with spotlights and double glazed window.



SHOWER ROOM



SEPARATE WC

OUTSIDE To the front of the property is a low maintenance pebbled garden with a block paved driveway providing off street parking for two to three vehicles leading up to the single garage. To the rear is a south facing low maintenance garden laid to shillies with composite decking seating area, well established trees and outside water supply.



REAR GARDEN

TENURE We are informed the tenure is Freehold

COUNCIL TAX We are informed the property is in tax band B

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