

# Cumbrian Properties

50 Pennine View Close, Carlisle



Price Region £275,000

EPC-

Semi-detached link property | Cul-de-sac location  
1 reception room | 3 double bedrooms | 2 bathrooms  
Landscaped tiered garden | Multiple vehicle drive

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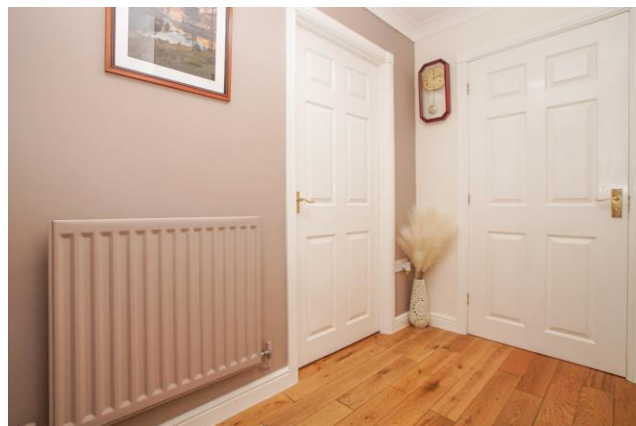
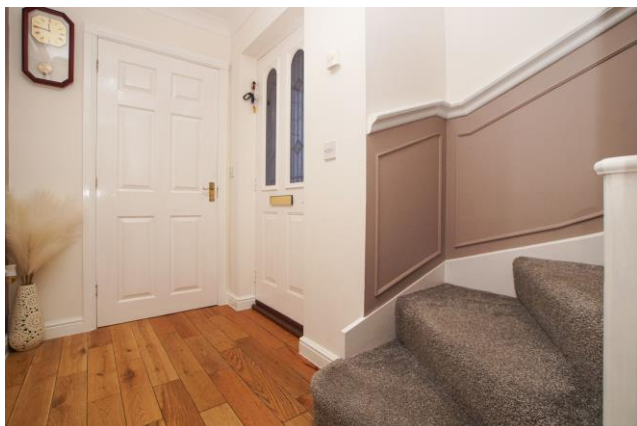
## 2/ 50 PENNINE VIEW CLOSE, CARLISLE

An immaculately presented and extended three double bedroom semi-detached link property with landscaped rear garden and driveway parking for multiple vehicles. The accommodation briefly comprises entrance hall, cloakroom, modern kitchen with integrated appliances and an impressive "L" shaped dining lounge with French doors opening onto the rear garden. To the first floor there are three double bedrooms, including a master with en-suite shower room, along with a family bathroom. Externally, the property benefits from a lawned front garden, driveway parking, and a beautifully landscaped tiered rear garden incorporating lawn, decking, gravelled seating area and a variety of mature trees and shrubs.

The accommodation with approximate measurements briefly comprises:

**Front door into entrance hall.**

**ENTRANCE HALL** Solid oak flooring, radiator, coving and staircase to the first floor. Doors to kitchen, dining lounge and cloakroom.



ENTRANCE HALL

**CLOAKROOM** Two piece suite comprising WC and wash hand basin. Radiator, UPVC double glazed frosted window to the front and wood effect laminate flooring.

**KITCHEN (12'5 x 7'5)** Fitted kitchen incorporating sink with mixer tap, electric oven and grill, four ring gas hob with extractor hood above and tiled splashback, dishwasher, UPVC double glazed window to the front, tiled flooring, radiator and coving.



KITCHEN

3/ 50 PENNINE VIEW CLOSE, CARLISLE

**DINING LOUNGE (23'6 x 17'6)** UPVC double glazed French doors, UPVC double glazed window and UPVC double glazed door to the rear garden. Wood effect laminate flooring, coving, two radiators, cupboard housing the gas boiler, and understairs cupboard with power supply.



DINING LOUNGE

**FIRST FLOOR**

**LANDING** Storage cupboard housing the hot water tank, doors to bedrooms and family bathroom.

**BEDROOM 1 (11' x 9'5)** UPVC double glazed window to the front, radiator, fitted wardrobes with mirror fronted sliding doors, and door to the en-suite shower room.



BEDROOM 1

4/ 50 PENNINE VIEW CLOSE, CARLISLE

**EN-SUITE SHOWER ROOM (9' x 3')** Three piece suite comprising WC, wash hand basin and walk-in shower. Wood effect laminate flooring, heated towel rail, tiled walls and UPVC double glazed frosted window to the side.



EN-SUITE SHOWER ROOM

**BEDROOM 2 (15' x 14')** UPVC double glazed window to the rear, two radiators and Velux window to the front.



BEDROOM 2

**BEDROOM 3 (12' x 8')** UPVC double glazed window to the rear and radiator.



BEDROOM 3

5/ 50 PENNINE VIEW CLOSE, CARLISLE

**FAMILY BATHROOM (8' x 5')** Three piece suite comprising shower above panelled bath, wash hand basin and WC. Wood effect laminate flooring, UPVC double glazed frosted window to the side and tiled walls.



FAMILY BATHROOM

**OUTSIDE** Lawned front garden and tarmac driveway providing parking in front of the garage. Mature lawned rear garden with decked seating area, gravelled area, timber shed, external power and mature trees.

**GARAGE** Converted to provide the dining area and currently used for storage.



REAR GARDEN

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

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

**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.