

# Cumbrian Properties

44 Brisco Meadows, Upperby



**Price Region £146,000**

**EPC-C**

Semi-detached property | Gardens, garage & drive  
1 reception room | 3 bedrooms | 1 bathroom  
Requires some cosmetic attention | South of the city

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A three bedroom, semi-detached property situated on the southern outskirts of the city. The double glazed and gas central heated accommodation briefly comprises entrance porch, spacious lounge and dining kitchen. To the first floor there are three bedrooms and bathroom. Lawned front garden, driveway parking, garage and low maintenance paved rear garden. The property does require some cosmetic attention but would make an ideal family home or potential buy to let investment.

The accommodation with approximate measurements briefly comprises:

**UPVC front door into entrance porch.**

**ENTRANCE PORCH** UPVC entrance porch with wood effect laminate flooring, radiator and frosted door into lounge.

**LOUNGE (21'5 x 13'9)** UPVC double glazed window to the front, two radiators, coving to the ceiling, open staircase to the first floor, understairs storage cupboard and door to dining kitchen.



LOUNGE

**DINING KITCHEN (16' x 9'9)** Fitted kitchen incorporating sink unit with mixer tap, freestanding cooker with aluminium splashback and extractor hood above, wood effect laminate flooring, UPVC double glazed window to the rear, coving to the ceiling, radiator and door to garage.



DINING KITCHEN

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**FIRST FLOOR**

**LANDING** Loft access, coving to the ceiling, built-in shelved storage cupboard, doors to bedrooms and bathroom.

**BATHROOM (6'9 x 6'5)** Three piece suite comprising electric shower above panelled bath, vanity unit wash hand basin and WC with concealed cistern. Tiled flooring, heated towel rail, panelled ceiling and fully tiled walls.



BATHROOM

**BEDROOM 1 (14' x 12'4)** UPVC double glazed window to the front, coving to the ceiling, radiator and built-in wardrobes.



BEDROOM 1

**BEDROOM 2 (9'9 x 9')** UPVC double glazed window to the rear, radiator and coving to the ceiling.



BEDROOM 2

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**BEDROOM 3 (9' x 7'8)** UPVC double glazed window to the front, radiator, coving to the ceiling and built-in wardrobe.



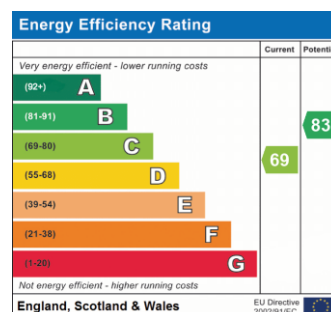
BEDROOM 3

**OUTSIDE** Lawned front garden and driveway parking leading up to the garage. Enclosed paved rear garden with gravelled borders.

**GARAGE (20' x 9'9)** Electric up and over door, light and power, plumbing for washing machine, Worcester boiler, loft space and UPVC double glazed frosted door to the rear garden.



REAR OF THE PROPERTY



**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.

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our Carlisle office

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**255**

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we have over

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4.9/5 Google Rating

\*UK Rightmove, Market Share Information  
from 31/01/2023 - 31/01/2024, CA1 to CA8

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