

# Cumbrian Properties

## 6 Crosshill Drive, Morton Park



**Price Region £175,000**

**EPC-D**

Semi-detached bungalow | Conservatory  
1 reception | 2 bedrooms | 1 bathroom  
Garage & low maintenance gardens | No onward chain

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## 2/ 6 CROSSHILL DRIVE, MORTON PARK, CARLISLE

This well maintained, two double bedroom semi-detached bungalow has been lovingly cared for throughout and offers a conservatory, low maintenance gardens and garage/office. Situated in a popular location to the West of the city, the property is double glazed and gas central heated and comprises entrance hall, spacious dining lounge with gas fire, solid wood kitchen, rear porch, two double bedrooms, conservatory with French doors leading to the rear garden and a modern three piece shower room with fitted storage. Externally, there are low maintenance gravelled gardens to the front and rear providing plenty of space to relax and enjoy the outdoors along with a detached garage which has been partitioned to provide storage and a work-from-home office, which could easily be taken down and restored to a full garage. This property would suit those looking for low maintenance single storey living and is situated within an easy walk of local shops, doctors surgery, bus stops and park walks. The property is sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

**Entry through UPVC front door into the entrance hall.**

**ENTRANCE HALL** Built-in storage housing the fuse box and meters, radiator, loft access via drop down ladder and doors to the dining lounge, both bedrooms and shower room.



ENTRANCE HALL

**LOFT** Access via drop down ladder, partially boarded and has lighting.

**DINING LOUNGE (18'9 x 11'7 max)** Gas fire, double glazed window to the front, radiator, coving to the ceiling and door to the kitchen.



DINING LOUNGE

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**KITCHEN (8'9 x 8'5)** Solid wood kitchen incorporating space for freestanding cooker, plumbing for washing machine, space for fridge freezer, stainless steel sink with mixer tap. Tiled splashbacks, radiator, wood effect flooring, double glazed window and door to the porch.



KITCHEN

**PORCH** Double glazed windows, tiled flooring and UPVC door to the side.

**BEDROOM 1 (11'8 x 11'7)** Double glazed window to the rear, radiator and coving.



BEDROOM 1

**BEDROOM 2 (9' x 8'6)** Radiator, coving to the ceiling and sliding patio doors to the conservatory.



BEDROOM 2

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**CONSERVATORY (10'8 x 9')** Radiator, double glazed windows and double glazed French doors to the rear garden.



CONSERVATORY

**SHOWER ROOM (8'9 x 6')** Three piece suite comprising walk-in shower cubicle, wash hand basin and WC. Fully boarded walls, panelled ceiling with spotlights, built-in storage cupboard housing the water meter, frosted glazed window, heated towel rail and tile effect flooring.



SHOWER ROOM

**OUTSIDE** To the front of the property is a low maintenance gravelled garden. To the rear of the property is a low maintenance garden with patio seating area, external water supply and access to the garage.

**GARAGE/OFFICE** Partitioned to provide storage facility and a work-from-home office with power and lighting.



GARDENS

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REAR OF THE PROPERTY



GARAGE/OFFICE

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

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

**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.

