

Cumbrian Properties

6 Carleton Farm Mews, Carleton



Price Region £185,000

EPC-D

Link-detached bungalow | Sought after location
Modern kitchen & bathroom | 1 double bedroom | 1 reception
Low maintenance living | Allocated parking & EV charging port

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This one-bedroom link-detached bungalow benefits from allocated parking, an EV charging port, and recently fitted kitchen and shower room. The property briefly comprises an entrance hall, lounge with secondary glazing and ample fitted storage, a modern kitchen with integrated appliances, a modern shower room, and a double bedroom with a range of fitted furniture. Ideally suited to those seeking ground-floor, low-maintenance living, the property is conveniently located close to restaurants, shops, supermarkets, riverside walks, and public transport links, with Junction 42 of the M6 just a short drive away.

The accommodation with approximate measurements briefly comprises:

Entrance to the property leads into the entrance hall.

ENTRANCE HALL (17' x 4') Double glazed UPVC window to the front, radiator, wood effect laminate flooring and doors to lounge, kitchen, bathroom and bedroom.



ENTRANCE HALL

LOUNGE (18' x 17'5) Timber frame single glazed sash window to the rear with secondary glazing, double glazed UPVC window to the side, ceiling rose, picture rail, two radiators and fitted cupboards and shelves.



LOUNGE

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KITCHEN (12'5 x 9') Fitted kitchen incorporating with 1.5 bowl sink with mixer tap, eye level oven, grill & microwave, four burner induction hob with panelled splashback and extractor hood above, plumbing for washing machine and integrated dishwasher. Single glazed timber frame sash window to the rear with secondary glazing, wood effect laminate flooring and electric heater.



KITCHEN

BATHROOM (8' x 7'5) Three piece suite comprising WC with concealed cistern, sink with mixer tap, walk-in shower with rainfall attachment. Heated towel rail, fitted shelved storage cupboard, frosted single glazed timber frame sash window to the rear with secondary glazing, wood effect laminate flooring and panelled ceiling.



FAMILY BATHROOM

BEDROOM (12' x 10') Double glazed UPVC window to the front, radiator and a range of fitted bedroom furniture: cupboards, wardrobes, bedside tables and drawers.



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OUTSIDE To the front of the property there is an external water tap and EV charging port. The property also benefits from allocated parking to the side of the property.

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.

