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

2/ 6 CARLETON FARM MEWS, CARLETON, CARLISLE

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

3/ 6 CARLETON FARM MEWS, CARLETON, CARLISLE

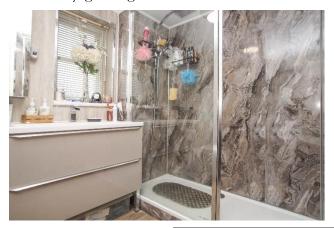
KITCHEN (12'5 x 9') Fitted kitchen incorporating with 1.5 bowl sink with mixer tap, eye level oven, grill & microwave, four burner induction hob with panelled splashback and extractor hood above, plumbing for washing machine and integrated dishwasher. Single glazed timber frame sash window to the rear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





KITCHEN

<u>BATHROOM (8' x 7'5)</u> 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.





4/ 6 CARLETON FARM MEWS, CARLETON, CARLISLE

<u>OUTSIDE</u> 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.

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