

Cumbrian Properties

39 Burnrigg, Morton Park, Carlisle



Price Region £150,000

EPC-

Extended semi-detached | Popular location
1 reception room | 2 bedrooms | 2 bathrooms
Front and rear low maintenance gardens

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This beautifully presented and extended semi-detached property is not your average two bed semi. Situated on a well appointed plot, the property is well maintained inside and out. Off the entrance hall is an 18' dining lounge with a gorgeous vintage style gas fire, a great focal point which brings a touch of character to the room, glazed doors lead through to the dining kitchen – a light and airy spacious room with plenty of space for entertaining and French doors leading out to the rear garden. Something slightly different for this type of property is the utility/office space, what was the original kitchen has been adapted to incorporate a laundry area but still retains plenty of space to extend from the kitchen or to create a quiet space to work from home. There is also a modern ground floor shower room and the handy side lane provides storage for bicycles or push chairs. To the first floor the property has two double bedrooms, both with plenty of fitted storage, and a fresh neutral three piece bathroom. Externally there is a low maintenance gravelled garden to the front which could provide off street parking subject to planning permissions. To the rear there is a tiered garden with lawn and two separate patio seating areas. This property would suit a multiple of buyers including first time buyers, small families and those looking to downsize. Situated within easy walking distance of local shops, schools, Chances Park and bus stops. Sold with the added benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

Entry via UPVC door into entrance hall.

ENTRANCE HALL Staircase to the first floor, double glazed window, coving to ceiling, radiator and a mosaic tile effect flooring. Doors to lounge and utility.



ENTRANCE HALL

LOUNGE (18'7 x 11'2) Double glazed window to the front, coal effect gas fire, wood effect flooring, radiator and glazed doors leading through to the dining kitchen.



LOUNGE

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DINING KITCHEN (17'5 x 10'6) Fitted kitchen incorporating an electric oven with grill and four burner gas hob with extractor hood above, a 1.5 bowl sink unit with mixer tap, tiled splashback and breakfast bar. Double glazed window to the rear, coving to ceiling, radiator, wood effect flooring and double glazed French doors leading out to the rear garden. A glazed door leads to the utility/office.



DINING KITCHEN

UTILITY/OFFICE (11' max x 10'6 max) This area could incorporate space for an office area. Understairs storage cupboard, plumbing and space for washing machine, doors to side lane and bathroom, mosaic tile effect flooring, panelled ceiling, radiator, coving to ceiling and UPVC door to the rear garden.



UTILITY / OFFICE

SHOWER ROOM (7'5 max x 5' max) Three piece suite comprising of shower cubicle, was hand basin and WC. Tiled splashbacks, mosaic tile effect flooring, panelled ceiling and double glazed frosted window.



SHOWER ROOM

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FIRST FLOOR LANDING Double glazed window, loft access and doors to bedrooms and bathroom.

BEDROOM 1 (15' max x 9' max) A range of fitted wardrobes, built in storage cupboard, radiator and double glazed window to the front.



BEDROOM 1

BEDROOM 2 (12' x 9'5) Two built in storage cupboards (one housing the combi boiler), part wood panelled walls, radiator, Parquet wood flooring and double glazed window to the rear.



BEDROOM 2

BATHROOM (6'4 x 5'7) Three piece suite comprising of shower over panelled bath, wash hand basin and WC. Double glazed frosted window, tiled splashbacks, mosaic tile effect flooring and radiator.



BATHROOM

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OUTSIDE To the front of the property is a low maintenance gravelled garden.
Rear lawned garden incorporating two patio seating areas and an outside water tap.



REAR GARDEN

TENURE We are informed the tenure is Freehold

COUNCIL TAX We are informed the property is in tax band A

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EPC TO FOLLOW

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more than

390

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our Carlisle office

we sold

255

more properties than
our closest competitor

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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