

Cumbrian Properties

12 Maitland Street, Currock



Price Region £195,000

EPC-D

Semi-detached | Popular residential area
2 reception rooms | 4 double bedrooms | 2 bathrooms
Landscaped rear garden | Driveway parking & garage

01228 599940
2 Lonsdale Street, Carlisle CA1 1DB

www.cumbrian-properties.co.uk
properties@cumbrian-properties.co.uk

2/ 12 MAITLAND STREET, CURROCK, CARLISLE

A rare opportunity to purchase a four double bedroom semi-detached property with driveway parking, garage and rear garden. The double glazed and gas central heated accommodation briefly comprises of entrance hall, reception room, (26' x 9'7) dining kitchen, lounge with log burner and French doors leading to the rear garden, an inner hall and cloakroom. To the first floor there are four double bedrooms, en-suite shower room to the master, and a three piece family bathroom. To the rear of the property is a high walled garden with raised patio, flower beds, timber pergola with Perspex roofing and access to the garage plus additional storage in outbuilding. To the front there is a gated and fenced forecourt with gated driveway parking leading up to the garage. Situated in a popular residential location in close proximity to Blackwell Road and an abundance of amenities including schools, shops, transport links and the popular Hammonds Pond.

The accommodation with approximate measurements briefly comprises:

Entry via UPVC double glazed door into entrance hall.

ENTRANCE HALL (11'4 x 6'8) Staircase to the first floor, radiator, wood effect laminate flooring and doors to lounge, second reception and dining kitchen.

LOUNGE (11'5 x 11'5) Double glazed window to the front, radiator and fireplace.



LOUNGE

DINING KITCHEN (26'10 x 9'7)

KITCHEN AREA - Fitted kitchen incorporating sink with twin drainer, a five burner gas hob, electric oven and grill, tiled splashbacks and overhead extractor. Tile effect vinyl flooring, door to second reception, double glazed window and UPVC double glazed door to the rear garden.

DINING AREA - Double glazed window to the front, two radiators and wood effect laminate flooring.

3/ 12 MAITLAND STREET, CURROCK, CARLISLE



DINING KITCHEN

SECOND RECEPTION (17'6 x 14'6) Double glazed window to the rear, radiator, log burner and UPVC double glazed French doors leading out to the rear garden. Shelled understairs storage cupboard and door to the inner hallway.

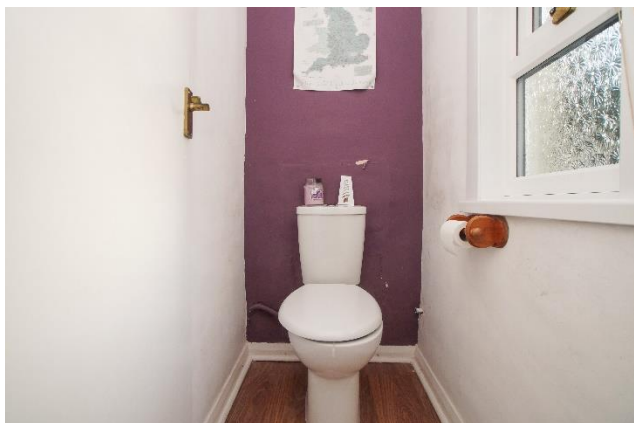


SECOND RECEPTION

INNER HALLWAY (5' x 3'4) Wood effect laminate flooring, double glazed window to the side and door to cloakroom.

CLOAKROOM (5' x 3'2) WC, wood effect laminate flooring and double glazed frosted window to the side.

4/ 12 MAITLAND STREET, CURROCK, CARLISLE



CLOAKROOM

FIRST FLOOR

SPLIT LANDING Doors to bedrooms and bathroom.

BEDROOM 1 (14'4 x 9'6) Double glazed windows to the rear, wood effect laminate flooring and door to en-suite shower room.



BEDROOM 1

EN-SUITE SHOWER ROOM (11' x 5'4) Three piece suite comprising low level WC, wash hand basin and walk-in shower with rainfall shower head and additional body attachment. Heated towel rail and double glazed frosted window to the side.



EN-SUITE SHOWER ROOM

5/ 12 MAITLAND STREET, CURROCK, CARLISLE

BEDROOM 2 (13'5 x 9'8) Double glazed window to the rear, radiator, built in storage cupboards and wood effect laminate flooring.



BEDROOM 2

BEDROOM 3 (11'8 x 11'4) Double glazed window to the front and radiator.



BEDROOM 3

BEDROOM 4 (11'10 x 7'6) Double glazed window to the rear and radiator.



BEDROOM 4

6/ 12 MAITLAND STREET, CURROCK, CARLISLE

FAMILY BATHROOM (12'2 x 11'7) Three piece suite comprising low level WC, wash hand basin and electric shower over panelled bath with mixer tap. Double glazed frosted window to the front, radiator, heated towel rail and shelved cupboard which also houses the Baxi boiler.



FAMILY BATHROOM

OUTSIDE To the front of the property is a gated forecourt mainly laid to shillies and to the side is a gated driveway leading up to the integral garage. Fence enclosed split level rear garden with patio area with raised floral borders, gated access to the side leading back to the front, external power and water supply and access to the integral garage via a UPVC door.

INTEGRAL GARAGE (23'6 x 11') Accessed via a timber split door with power and lighting, plumbing for washing machine and fitted worksurface and cupboards.



REAR GARDEN



DRIVEWAY AND GARAGE

7/ 12 MAITLAND STREET, CURROCK, CARLISLE

TENURE We are informed the tenure is Freehold

COUNCIL TAX We are informed the property is in 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.

