

Cumbrian Properties

102 Newfield Drive, Carlisle



Price Region £195,000

EPC-

Detached property | Sought after location
1 reception room | 3 double bedrooms | 1 bathroom
Mature gardens | Driveway parking & integrated garage

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2/ 102 NEWFIELD DRIVE, OFF KINGSTOWN ROAD, CARLISLE

A well-presented, neutrally decorated, three double bedroom, detached property situated to the north of the city and sold with the benefit of no onward chain. The gas central heated and double glazed accommodation briefly comprises entrance hall, dining lounge with sliding patio doors to the rear garden and fitted kitchen. To the first floor there are three double bedrooms and shower room. Well-maintained front and rear lawned gardens, driveway parking and integrated garage. Located to the north of the city close to an abundance of local amenities including schools, shops, supermarkets, Bannatynes gym, transport links, Kingstown Industrial estate and the M6 motorway at junction 44.

The accommodation with approximate measurements briefly comprises:

Composite front door into the entrance hall.

ENTRANCE HALL Radiator, staircase to the first floor and door to dining lounge.



ENTRANCE HALL

DINING LOUNGE (22' x 11'3) UPVC double glazed window to the front, two radiators, gas fire with marble surround, double glazed aluminium framed sliding patio doors to the rear garden and door to kitchen.



DINING LOUNGE

KITCHEN (12'7 x 9') Fitted kitchen incorporating sink unit with mixer tap, panelled splashbacks, plumbing for washing machine, radiator, built-in storage cupboard, tile effect vinyl flooring, cupboard housing the gas boiler (approx. 2 years old), UPVC double glazed window to the rear and UPVC double glazed frosted door to the side.

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KITCHEN

FIRST FLOOR

LANDING UPVC double glazed frosted window to the rear, loft access, built-in shelved storage cupboard housing the hot water tank, doors to bedrooms and shower room.

BEDROOM 1 (13'3 x 11'6) UPVC double glazed window to the front and radiator.



BEDROOM 1

BEDROOM 2 (13'3 x 12') UPVC double glazed window to the front and radiator.



BEDROOM 2

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BEDROOM 3 (10' x 7'9) UPVC double glazed window to the rear and radiator.



BEDROOM 3

SHOWER ROOM (7'8 x 5'7) Three piece suite comprising WC, wash hand basin and walk-in shower unit. Tiled walls, heated towel rail, panelled ceiling, UPVC double glazed frosted window to the rear and tile effect laminate flooring.



SHOWER ROOM

OUTSIDE Driveway parking to the front of the property leading up to the integrated garage along with a mature lawned garden with borders housing a variety of shrubs. Well-kept lawned rear garden with flag stone patio and borders housing a variety of mature shrubs and bushes.

INTEGRATED GARAGE Electric roller door, power, light and water.



GARDEN

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TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is Tax Band C.

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.

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