

# Cumbrian Properties

70 Briar Bank, Belah, Carlisle



**Price Region £160,000**

**EPC-C**

Semi-detached property | North of the River Eden

1 reception room | 3 bedrooms | Shower room

Low maintenance gardens & parking | Immaculately presented

01228 599940

2 Lonsdale Street, Carlisle CA1 1DB

[www.cumbrian-properties.co.uk](http://www.cumbrian-properties.co.uk)  
[properties@cumbrian-properties.co.uk](mailto:properties@cumbrian-properties.co.uk)



## 2/ 70 BRIAR BANK, BELAH, CARLISLE

This immaculately presented, three bedroom, semi-detached property would suit first time buyers and families alike. Situated in a popular location to the north of the city the property is double glazed and gas central heated and briefly comprises spacious entrance hall with fitted storage, dining lounge with cosy multi fuel stove and French doors to the rear garden, and a recently fitted, high gloss, stylish kitchen. To the first floor there are two double bedrooms – both with fitted storage, single bedroom and a three piece fully tiled shower room. Externally, to the front and rear of the property, there are low maintenance gardens with pleasant seating areas and off-street parking for one car. Located in close proximity to local shops, schools and bus stops with great access to junction 44 of the M6 motorway and the western bypass.

The accommodation with approximate measurements briefly comprises:

**UPVC front door into entrance hall.**

**ENTRANCE HALL** Glazed door to the dining lounge, staircase to the first floor, understairs storage cupboard, built-in cloaks cupboard, radiator and wood effect flooring.



ENTRANCE HALL

**DINING LOUNGE (25' max x 12'7 max)** Multi fuel stove on a slate hearth with wooden lintel above, double glazed window to the front, UPVC double glazed French doors to the rear garden, two radiators, coving to the ceiling and glazed door to the kitchen.



DINING LOUNGE

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DINING LOUNGE

**KITCHEN (10' max x 9'6 max)** Recently fitted kitchen incorporating an electric oven and four ring hob with extractor hood above, plumbing for washing machine, sink unit with mixer tap, breakfast bar, space for fridge freezer, radiator, built-in storage cupboard, wood effect flooring, double glazed window to the rear and UPVC door to the side.



DINING LOUNGE

## **FIRST FLOOR**

**LANDING** Doors to bedrooms and shower room, frosted glazed window and loft access.



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**BEDROOM 1 (12' x 11')** Built-in wardrobe, double glazed window to the rear and radiator.



BEDROOM 1

**BEDROOM 2 (11'7 max x 11' max)** Built-in wardrobe, double glazed window to the front and radiator.



BEDROOM 2

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



BEDROOM 3

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**SHOWER ROOM (8'5 max x 8')** Three piece suite comprising walk-in shower cubicle, wash hand basin and WC. Fully tiled walls, panelled ceiling, built-in storage cupboard housing the combi boiler, frosted glazed window, tile effect flooring and heated towel rail.



SHOWER ROOM

**OUTSIDE** Low maintenance lawned front garden along with driveway parking for one vehicle. Lawned rear garden with two brick built outhouses and patio seating area.



REAR GARDEN



REAR OF THE PROPERTY

**TENURE** We are informed the tenure is Freehold.

**COUNCIL TAX** We are informed the property is Tax Band A.

**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.

