

Cumbrian Properties

13 Rosevale, Harraby



Price Region £115,000

EPC-D

Mid-terraced property | Open aspect
1 reception & extended kitchen | 3 double bedrooms | 1 bathroom
Low maintenance gardens & driveway | No onward chain

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2/ 13 ROSEVALE, HARRABY, CARLISLE

This three double bedroom mid-terraced property offers low maintenance gardens, off-street parking and an open aspect across Keenan Park. The property does require some modernisation as reflected in the price but benefits from double glazing and gas central heating and comprises entrance hall, a spacious lounge with French doors leading out to the rear garden and an extended dining kitchen. To the first floor there are three double bedrooms all with fitted storage and a three piece shower room. Externally, to the front of the property is a gravelled garden along with driveway parking for one vehicle and to the rear of the property is a low maintenance garden with lawn, patio seating area garden pond. The property is well appointed with plenty of visitors parking at the end of the street and pleasant walks across Keenan park. The property would make an ideal first time buy or family home and is sold with no onward chain.

The accommodation with approximate measurements briefly comprises:

Entry through UPVC front door into the entrance hall.

ENTRANCE HALL Double glazed window, radiator, staircase to the first floor and doors to the lounge and dining kitchen.

LOUNGE (18'7 max x 11' max) Electric fire, radiator, double glazed window to the front and double glazed French doors leading out to the rear garden.



LOUNGE

DINING KITCHEN (12' max x 11' max) Incorporates space for freestanding electric cooker, stainless steel sink with mixer tap, plumbing for washing machine, understairs storage cupboard housing the fuseboard and meters, tiled walls, tile effect flooring, radiator and UPVC door to the rear garden.



3/ 13 ROSEVALE, HARRABY, CARLISLE

FIRST FLOOR

LANDING Doors to all three bedrooms and bathroom and access to the loft.

BEDROOM 1 (15' x 9') Built-in storage cupboard, double glazed window to the front of the property with views over the park and radiator.



BEDROOM 1

BEDROOM 2 (11'9 max x 9'4 max) Two built-in storage cupboards (one housing the combi-boiler), double glazed window to the rear of the property and radiator.



BEDROOM 2

BEDROOM 3 (13' x 8') Built-in storage cupboard, double glazed window to the front of the property and radiator.

SHOWER ROOM (10'4 x 5'5) Three piece suite comprising corner shower cubicle, vanity unit wash hand basin & WC. Tiled splashback, frosted glazed window & radiator.



4/ 13 ROSEVALE, HARRABY, CARLISLE

OUTSIDE To the front of the property is a low maintenance shillied garden along with driveway parking. To the rear of the property is a generous garden incorporating lawn, patio seating area, pond, garden shed, greenhouse and outside water supply.



GARDEN & VIEWS OF THE PARK

TENURE We are informed the tenure is Freehold.

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

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