

# Cumbrian Properties

10 Queensway, Morton Park



**Price Region £185,000**

**EPC-**

Semi-detached bungalow | Popular location  
1 reception | 2 double bedrooms | Parking for 2-3 vehicles  
Low maintenance gardens & garage | No onward chain

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/ 10 QUEENSWAY, MORTON PARK, CARLISLE

This immaculately presented and well maintained two double bedroom semi-detached bungalow offers low maintenance front and rear gardens, garage and driveway parking for two-three vehicles. Located in a popular location to the west of the city, the property is double glazed with a recently fitted gas combi-boiler and comprises entrance porch leading into a spacious dining lounge with a newly fitted contemporary gas fire, a solid wood kitchen with built-in pantry and space for table and chairs, two double bedrooms with fitted wardrobes to the master, both occupying private space overlooking the garden and a recently fitted three piece shower room. Externally, the low maintenance gardens provide the perfect space to relax and enjoy the outdoors, there is a garage/workshop with power supply and plenty of parking on the driveway. Located less than a five minute walk to the local shops, doctors surgery and schools, and with pleasant park walks on your doorstep, the property is also on regular bus routes to the city centre and has excellent transport links to West Cumbria and the Western Bypass. The property would suit those looking for ground floor low maintenance living and is sold with no onward chain.

The accommodation with approximate measurements briefly comprises:

**Entry through UPVC front door into the entrance porch.**

**ENTRANCE PORCH** Frosted glazed windows, coving to the ceiling, radiator, and glazed door leading into the dining lounge.

**DINING LOUNGE (19'7 max into the bay window x 11'9 max)** Double glazed bay window to the front, contemporary log effect gas fire, coving to the ceiling, radiator and doors leading through to the kitchen and inner hallway.



DINING LOUNGE

**INNER HALLWAY** Built-in airing cupboard, radiator, loft access and doors to both bedrooms and shower room.

**LOFT** Access via drop down ladder, fully boarded and lighting.

3/ 10 QUEENSWAY, MORTON PARK, CARLISLE

**BEDROOM 1 (12'2 max x 9'6 max)** A range of fitted wardrobes, built-in storage, double glazed window to the rear, radiator and coving to the ceiling.



BEDROOM 1

**BEDROOM 2 (10'7 x 9')** Double glazed window to the rear, radiator and coving.



BEDROOM 2

**SHOWER ROOM (5'8 x 5')** Recently fitted three piece suite comprising walk in shower cubicle with rainfall showerhead, vanity unit wash hand basin and WC. Fully boarded walls, panelled ceiling, frosted glazed window, wood effect flooring and column radiator.



SHOWER ROOM

4/ 10 QUEENSWAY, MORTON PARK, CARLISLE

**KITCHEN (16'8 max x 8'4 max)** Fitted kitchen incorporating solid wood wall and base units with tiled splashbacks, electric oven and four burner hob with extractor hood above, plumbing and space for washing machine, 1.5 bowl sink unit with mixer tap, built-in pantry also housing the boiler (2 years old). Two double glazed windows, radiator, coving to the ceiling, wood effect flooring and door leading to the side of the property.



KITCHEN

**OUTSIDE** To the front of the property there is a concrete driveway and low maintenance gravelled garden. To the side of the property there is further driveway parking for two-three vehicles leading up to the single garage along with a low maintenance gravelled garden with decked seating area.



REAR OF THE PROPERTY



REAR GARDEN

5/ 10 QUEENSWAY, MORTON PARK, CARLISLE

TENURE We are informed the tenure is Freehold.

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

EPC GRAPH TO FOLLOW

**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.

**ANTI-MONEY LAUNDERING (AML) CHECKS**

Estate agents in the UK are legally required to conduct Anti-Money Laundering (AML) checks on buyers, focusing on identifying the buyer and verifying their source of funds. Key requirements include a valid photo ID (passport/driving license), proof of address (utility bill/bank statement), and documented proof of funds (bank statements, mortgage agreement, or proof of gift). To carry out these checks there will be **a charge of £36 inc. vat per person** that will need to be paid for by Debit Card before a property can be marked Sold and Instructions sent to Solicitors.