

Cumbrian Properties

62 Rashdall Road, Morton Park CA2



Price Region £125,000

EPC- D

Mid-terraced property | Cul-de-sac location
1 reception room | 3 double bedrooms | 1 bathroom
55' rear garden, front garden & parking | No onward chain

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A three double bedroom, mid-terraced property in need of some modernisation but offering bright and spacious rooms providing an ideal blank canvas for the new owners to put their own stamp on their new home. The double glazed and central heated accommodation briefly comprises entrance hall, dining/living room and extended kitchen/utility. To the first floor there are three double bedrooms and bathroom. Lawned front garden, paved driveway parking with dropped kerb and 55' approx. lawned, south-east facing rear garden with patio and garden shed. Sold with the benefit of no onward chain. Located in a lovely cul-de-sac location in a popular residential area with good local primary & secondary schools, local Post Office and shops including butchers. Adjacent to road with quick bus routes into the centre of Carlisle. Easy access to local country walks and just a few minutes drive to the beautiful Caldbeck Fells and Northern Lake District.

The accommodation with approximate measurements briefly comprises:

Composite front door into entrance hall.

ENTRANCE HALL Radiator, UPVC double glazed window to the front, staircase to the first floor, doors to dining/living room and kitchen/utility.



ENTRANCE HALL

DINING/LIVING ROOM (18' x 11') Dual aspect room with UPVC double glazed windows to the front and rear, two radiators and fireplace housing a gas fire.



DINING/LIVING ROOM

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EXTENDED KITCHEN/UTILITY (22' x 11'4) Fitted kitchen incorporating a one and a half bowl sink unit with mixer tap, freestanding cooker with extractor hood above, shelved pantry housing the consumer box and meters, two radiators, two UPVC double glazed windows to the rear, door to side access/storage area and UPVC double glazed frosted door to the rear garden.



EXTENDED KITCHEN/UTILITY

SIDE ACCESS/STORAGE AREA (6'7 x 3') Walk-in storage cupboard and composite door to the front.



SIDE ACCESS/STORAGE AREA

FIRST FLOOR LANDING Loft access, doors to bedrooms and bathroom.

BATHROOM (6'4 x 5'6) Three piece suite comprising electric shower above panelled bath, wash hand basin and WC. UPVC double glazed frosted window to the rear, tiled walls, radiator and wood effect laminate flooring.



BATHROOM

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BEDROOM 1 (15' x 9') UPVC double glazed window to the front, radiator, fitted wardrobes and drawers, and built-in storage cupboard.



BEDROOM 1

BEDROOM 2 (12' x 9'6) UPVC double glazed window to the rear, radiator and two built-in storage cupboards – one housing the recently fitted boiler.



BEDROOM 2

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



BEDROOM 3

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OUTSIDE Paved driveway with dropped kerb to the front providing off-street parking, lawned garden and borders housing a variety of plants and shrubs. Enclosed, good size, south-east facing, lawned rear garden with paved patio, garden shed and borders housing a variety of plants and shrubs (garden measurements 55' approx. x 18'9).



REAR GARDEN

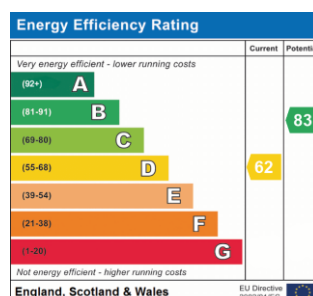
NOTES –

- The fascias, soffits and guttering have all been recently replaced to both the front and rear elevations during the winter 2022.
- Boiler was changed August 2023.
- Potential to further extend into large loft area (also providing additional storage) or at the rear of the property – subject to relevant planning permission.

TENURE We are informed the tenure is Freehold.

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

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