

Cumbrian Properties

28 Manor Road, Upperby



Price Region £139,950

EPC-D

Semi-detached property | No-through road
1 reception room | 3 bedrooms | 1 bathroom
Gated drive & detached garage | Front & rear gardens

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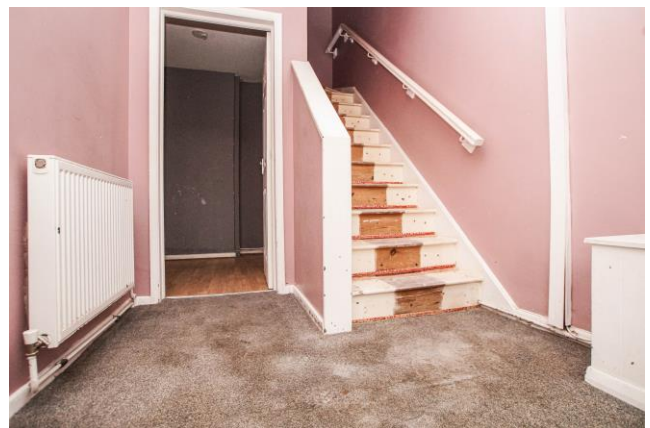
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A three bedroom, semi-detached property situated on a no-through road to the south of the city. The property has a recently fitted kitchen however does still require some modernisation. The accommodation briefly comprises entrance hall, open plan dining lounge and newly fitted kitchen. To the first floor there are two double bedrooms, single bedroom and bathroom. Front and rear lawned gardens, gated driveway and detached single garage. Situated close to local shops, schools and amenities and sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

UPVC front door into entrance hall.

ENTRANCE HALL Staircase to the first floor, radiator and door to dining lounge.



ENTRANCE HALL

DINING LOUNGE (17'7 x 16') Wood effect laminate flooring, UPVC double glazed windows to the side and rear, fireplace housing a gas fire, radiator, understairs storage cupboard and door to the kitchen.



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KITCHEN (9'5 x 8'4) Newly fitted kitchen incorporating sink with mixer tap, electric oven and grill, electric four ring hob with glass splashback and extractor hood above, UPVC double glazed window to the front and UPVC frosted door to the side.



KITCHEN

FIRST FLOOR

LANDING Loft access, built-in shelved storage cupboard housing the boiler, doors to bedrooms and bathroom.

BEDROOM 1 (11'4 x 9') UPVC double glazed window to the front and radiator.



BEDROOM 1

BEDROOM 2 (14'8 x 9') UPVC double glazed window to the rear and radiator.



BEDROOM 2

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BEDROOM 3 (10'6 x 6'8) UPVC double glazed window to the rear and radiator.



BEDROOM 3

BATHROOM (6'7 x 6') Three piece bathroom comprising WC, wash hand basin and shower above panelled bath. Radiator, UPVC double glazed frosted window to the front and wood effect vinyl flooring.



BATHROOM

OUTSIDE Lawned front and rear gardens and gated driveway leading to the detached single garage.



REAR GARDEN



REAR OF THE PROPERTY

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TENURE We are informed the tenure is Freehold.

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

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.

