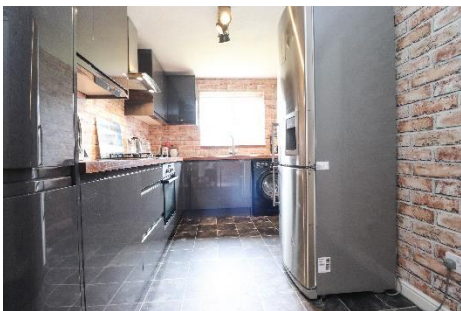


Cumbrian Properties

30 Walkmill Crescent, Kingfisher Park



Price Region £225,000

EPC-D

Detached house | Popular location
2 reception rooms | 3 bedrooms | 2 bathrooms
Drive & garage | Gardens

01228 599940
2 Lonsdale Street, Carlisle CA1 1DB

www.cumbrian-properties.co.uk
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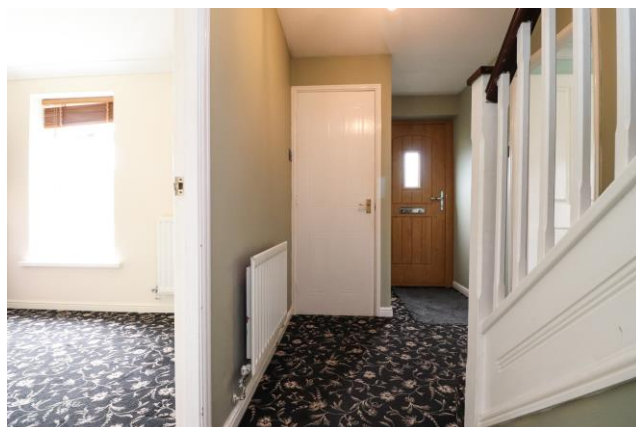
2/ 30 WALKMILL CRESCENT, KINGFISHER PARK, OFF WARWICK RD, CARLISLE

A well-appointed, double fronted, three bedroom, two bathroom detached family home situated in a popular location close to the city centre with driveway, garage and gardens. Located just off Warwick Road, the double glazed and gas central heated accommodation is well-presented throughout and briefly comprises entrance hall, cloakroom, lounge with gas fire and French doors to the rear garden, dining room/office and a modern kitchen with plenty of storage and access to the rear garden. To the first floor there are two double bedroom, master en-suite shower room, single bedroom and three piece family bathroom with roll top bath. To the front of the property is a generous tarmac driveway providing off-street parking leading up to the single garage and a lawned rear garden with decked seating area. This property would suit multiple buyers and is sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

Composite front door into entrance hall

ENTRANCE HALL Staircase to the first floor and radiator. Doors to lounge, dining room, cloakroom and kitchen.



ENTRANCE HALL

LOUNGE (16' x 10') Coal effect gas fire, two radiators, coving, wood effect flooring, double glazed French doors to the rear garden and double glazed window to the front.



DINING LOUNGE

CLOAKROOM Two piece suite comprising wash hand basin and WC. Port hole frosted glazed window, radiator and tile effect flooring.

3/ 30 WALKMILL CRESCENT, KINGFISHER PARK, OFF WARWICK RD, CARLISLE

DINING ROOM (10' x 8') Double glazed window to the front, radiator and coving.



DINING ROOM

KITCHEN (16'3 max x 7'5 max) Fitted kitchen incorporating an electric oven and four burner gas hob with extractor hood above, wood worksurfaces, plumbing for washing machine, sink unit with mixer tap and space for fridge freezer. Cupboard housing the boiler, understairs storage cupboard with electrical sockets, tile effect flooring, radiator and UPVC door to the side of the property.



KITCHEN

FIRST FLOOR

LANDING Double glazed window, doors to bedrooms and bathroom.

BEDROOM 1 (14'6 x 11') Two double glazed windows to the front, radiator, loft access and door to the en-suite shower room.



BEDROOM 1

4/ 30 WALKMILL CRESCENT, KINGFISHER PARK, OFF WARWICK RD, CARLISLE

EN-SUITE SHOWER ROOM (6'8 max x 4'3 max) Three piece suite comprising fully boarded shower cubicle, WC and vanity unit wash hand basin. Built-in storage cupboard, radiator, tile effect flooring and double glazed frosted window.



EN-SUITE SHOWER ROOM

BEDROOM 2 (11'8 max x 11' max) Double glazed window to the front, radiator and cupboard housing the hot water cylinder.



BEDROOM 2

BEDROOM 3 (7' x 6'9) Double glazed window to the rear and radiator.



BEDROOM 3

BATHROOM (6'8 x 5'7) Three piece suite comprising shower over free-standing roll top bath, wash hand basin and WC. Double glazed frosted window, radiator, part boarded walls and tiled flooring.

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FAMILY BATHROOM

OUTSIDE To the front of the property is a low maintenance lawned garden bordered by hedgerow and a tarmac driveway providing off-street parking for two vehicles leading up to the **DETACHED GARAGE** with power and light. To the rear is a lawned garden with a decked seating area, outside tap, UPVC door to the garage and gates providing pedestrian access to the front and side of the property.



REAR GARDEN

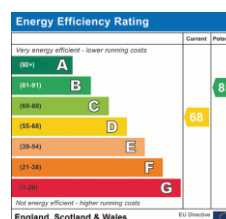


REAR OF THE PROPERTY

TENURE We are informed the tenure is Leasehold. 999 years from construction. Service charge £85 per annum.

COUNCIL TAX To be confirmed by the vendor.

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.



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