

# Cumbrian Properties

## 22 Barley Edge, Carlisle



**Price Region £180,000**

**EPC-**

Detached property | Cul-de-sac location  
1 reception room | 3 bedrooms | 2 bathrooms  
Detached garage and drive | Gardens

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This three bedroom detached property briefly comprises of entrance hall, lounge, cloakroom and spacious dining kitchen with French doors to the rear garden and utility room. To the first floor there are three bedrooms, en-suite to Master, and family bathroom. Off street parking to the front of the property on a drive leading to a detached single garage, lawned area and flagstone pathway. To the rear of the property is a fence enclosed garden with lawn and laid flag stones. Situated in a cul-de-sac location close to local shops, amenities, schools and bus routes.

The accommodation with approximate measurements briefly comprises:

**ENTRANCE HALLWAY (13'10 x 4'9)** Radiator, staircase to the first floor, understairs storage cupboard and doors to lounge, cloakroom and dining kitchen.



ENTRANCE HALL

**LOUNGE (12'2 x 12'10)** Double glazed window to the front and radiator.



LOUNGE

**CLOAKROOM** Two piece suite comprising WC and wash hand basin. Tile effect vinyl flooring and radiator.



CLOAKROOM

**DINING KITCHEN (18' x 9'3)** Fitted kitchen incorporating built in oven and grill, four burner gas hob with aluminium splashback and overhead extractor, 1.5 bowl sink with drainer and mixer tap. Plumbing for dishwasher, tile effect vinyl flooring, double glazed window to the rear, radiator, door to utility and double glazed patio doors to the rear garden.



DINING KITCHEN

**UTILITY (8'5 x 5'4)** Fitted worksurface and cupboards, plumbing for washing machine, houses the boiler, tile effect vinyl flooring, radiator and UPVC door to the side of the property.



UTILITY

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**FIRST FLOOR LANDING** Built in shelved storage cupboard, loft access and doors to bedrooms and bathroom.

**BEDROOM 1 (12'10 x 10'7)** Double glazed window to the front, radiator and door to en-suite shower room.



BEDROOM 1

**EN-SUITE SHOWER ROOM** Three piece suite comprising WC, wash hand basin and walk-in shower unit with electric shower. Tile effect vinyl flooring, radiator and double glazed frosted window to the side.



EN-SUITE

**BEDROOM 2 (9'6 x 9'6)** Double glazed window to the rear and radiator.



BEDROOM 2

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**BEDROOM 3 (9'6 x 8'2)** Double glazed window to the rear and radiator.



BEDROOM 3

**FAMILY BATHROOM (6'10 x 5'7)** Three piece suite comprising WC, wash hand basin and panelled bath. Tile effect vinyl flooring, radiator, tiled splashbacks and double glazed frosted window to the side.



BATHROOM

**OUTSIDE** Front lawned garden, flagged footpath and tarmacadam drive leading to the detached garage with up and over door. To the rear of the property is a fence enclosed garden comprising of lawned area, laid flag stones, shillies, external water tap and a side gate giving access to the front.



REAR GARDEN



GARAGE AND DRIVE

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**TENURE** We are informed the tenure is Freehold

**COUNCIL TAX** We are informed the property is in tax band C

**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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