

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

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