

# Cumbrian Properties

12 Dene Crescent, Belah



Price Region £145,000

EPC-D

Semi-detached property | Popular residential area  
2 reception rooms | 3 bedrooms | 1 bathroom  
Front & rear gardens | Recently renovated internally

01228 599940  
2 Lonsdale Street, Carlisle CA1 1DB

[www.cumbrian-properties.co.uk](http://www.cumbrian-properties.co.uk)  
[properties@cumbrian-properties.co.uk](mailto:properties@cumbrian-properties.co.uk)

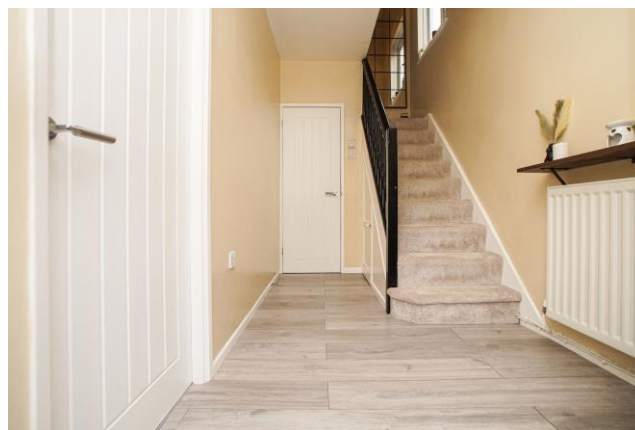
## 2/ 12 DENE CRESCENT, BELAH, CARLISLE

A well-presented, three bedroom, semi-detached property situated to the north of the city which has been recently renovated internally. The accommodation briefly comprises entrance hall, bay-fronted lounge, modern fitted kitchen with integrated appliances, and dining room. To the first floor there are two double bedrooms with built-in storage, single bedroom and bathroom. Front and rear gardens, which do require some renovation, and outbuildings providing storage. The property is neutrally decorated throughout and is offered for sale in a "ready to move into" condition. Situated in close proximity to primary and secondary schools, local shops and bus routes.

The accommodation with approximate measurements briefly comprises:

**UPVC front door into the entrance hall.**

**ENTRANCE HALL** Wood effect laminate flooring, radiator, staircase to the first floor, doors to kitchen and lounge.



ENTRANCE HALL

**LOUNGE (16'6 x 12'7)** UPVC double glazed bay window to the front and wooden fireplace surround.



LOUNGE

**KITCHEN (11'8 x 10'3)** Fitted kitchen incorporating a one and a half bowl ceramic sink unit with mixer tap, electric cooker with tiled splashback and extractor hood above, plumbing for washing machine and integrated fridge freezer. UPVC double glazed window to the rear, radiator, shelved pantry, UPVC double glazed frosted door to the side and door to the dining room.

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KITCHEN

**DINING ROOM (10'3 x 9')** UPVC double glazed window to the rear, radiator and wood effect laminate flooring.



DINING ROOM

### **FIRST FLOOR**

**LANDING** UPVC double glazed frosted window to the side, loft access, doors to bedrooms and bathroom.

**BEDROOM 1 (12' x 10'7)** UPVC double glazed window to the front, radiator, walk-in shelved and railed storage cupboard.



BEDROOM 1

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**BEDROOM 2 (12' x 11')** UPVC double glazed window to the rear, radiator and built-in cupboard with shelving and hanging rails.



BEDROOM 2

**BEDROOM 3 (8' x 8')** UPVC double glazed window to the front and radiator.



BEDROOM 3

**BATHROOM (8' x 8')** Three piece suite comprising shower above panelled bath, WC and wash hand basin. Tiled splashbacks, cupboard housing the Worcester boiler, radiator, UPVC double glazed frosted window to the side and tiled flooring.



BATHROOM

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**OUTSIDE** Enclosed front garden laid to stone chippings which does require some renovation. To the rear of the property is an enclosed garden which also requires some renovation but provides great potential and currently incorporates paved patio, lawn, outside tap and outhouses providing storage.



REAR GARDEN



REAR OF THE PROPERTY

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

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

**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.

