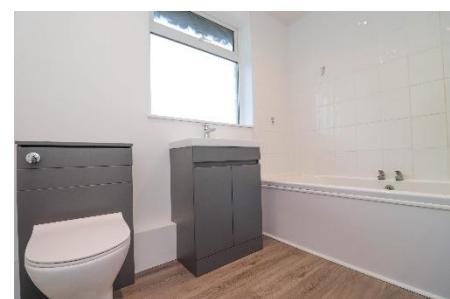


# Cumbrian Properties

## 40 Uldale Road, Upperby, Carlisle



**Price Region £175,000**

**EPC-**

Extended semi-detached property | Popular location  
2 receptions | 3 bedrooms | 1 bathroom  
Gardens, drive & detached garage | No onward chain

## 2/ 40 ULDALE ROAD, UPPERBY, CARLISLE

This three bedroom, two reception room extended semi-detached property is situated on a popular road to the south of the city and has off-street parking, secure rear lawned garden and plenty of outside storage. The property is double glazed and gas centrally heated and comprises of entrance hall, bay fronted dining lounge with a cosy log burning stove leading through to the sun room with warm roof and access to the rear garden and a wood effect kitchen. To the first floor there are two double bedrooms, single bedroom/office and a three piece bathroom. Externally, the front of the property has a low maintenance garden and block paved driveway providing off-street parking. To the rear of the property is a secure lawned garden, workshop and shed. The property would make an ideal first time buy, family home or investment opportunity and is sold with no onward chain.

The accommodation with approximate measurements briefly comprises:

### **Entry through UPVC front door into the entrance hall.**

**ENTRANCE HALL** Doors through to the dining lounge, kitchen, understairs storage cupboard housing the fuse box and meters, staircase to the first floor, radiator, frosted glazed window and coving to the ceiling.



ENTRANCE HALL

**DINING LOUNGE (26'7 max into the bay x 12' max)** Log burning stove set in a tiled fireplace with wooden surround, double glazed window to the front, radiator, built-in shelving and storage, wood effect flooring, coving to the ceiling, archway leading through to the dining area.



LOUNGE

2/ 40 ULDALE ROAD, UPPERBY, CARLISLE

**DINING AREA** Double doors leading to the sunroom, radiator, ceiling spotlights and coving to the ceiling.



DINING AREA

**KITCHEN (10' x 8')** Fitted kitchen incorporating electric oven & four burner gas hob with extractor hood above, plumbing and space for washing machine and 1.5 bowl stainless steel sink with mixer tap. Tiled splashbacks, undercounter lighting, double glazed window to the rear, radiator, wood effect flooring and door to the sun room.



KITCHEN

**SUN ROOM (12' x 8')** Double glazed windows and UPVC door to the rear, panelled ceiling, radiator and wood effect flooring.



SUN ROOM

3/ 40 ULDALE ROAD, UPPERBY, CARLISLE

### **FIRST FLOOR**

**LANDING** Doors to all bedrooms and bathroom, frosted glazed window, coving and access to a fully boarded loft with power, lighting and Velux window.

**BEDROOM 1 (13'9 max into the bay x 12' max)** Double glazed bay window to the front and radiator.



**BEDROOM 1**

**BEDROOM 2 (12'3 max x 11'7 max)** Built-in cupboard housing the Baxi boiler, double glazed window to the rear, radiator and coving.



**BEDROOM 2**

**BEDROOM 3 (7' x 6'5)** Double glazed window to the front and radiator.



**BEDROOM 3**

4/ 40 ULDALE ROAD, UPPERBY, CARLISLE

**BATHROOM (8'5 x 6')** Three piece suite comprising shower over panelled bath, vanity unit wash hand basin and WC with concealed cistern. Panelled ceiling with spotlights, tiled splashbacks, frosted glazed window, wood effect flooring and heated towel rail.



BATHROOM

**LOFT** Fully boarded and has drop down ladder.

**OUTSIDE** To the front of the property is a low maintenance garden and block paved driveway providing off-street parking leading up to the detached garage/workshop and gate providing pedestrian access to the rear of the property where there is a lawned garden, outside water supply, garden shed and access to the garage.



GARDEN

**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.