

# Cumbrian Properties

8 Marion Close, Carlisle



**Price Region £177,000**

**EPC-B**

Semi-detached property | Popular area  
1 reception room | 3 bedrooms | 2 bathrooms  
Gardens & parking | Corner plot

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2/ 8 MARION CLOSE, THE COPPICE, CARLISLE

This three bedroom, semi-detached property, with driveway parking is situated on the popular Coppice development and briefly comprises entrance hall, lounge, dining kitchen with integrated appliances and French doors to the rear garden, and cloakroom. To the first floor there are two double bedrooms, master en-suite shower room, single bedroom and family bathroom. Low maintenance front garden, driveway parking and south facing, lawned rear garden with paved patio. An ideal family home located close to shops, schools, amenities and the M6 motorway at junction 42.

The accommodation with approximate measurements briefly comprises:

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

**ENTRANCE HALL** Staircase to the first floor, radiator and door to lounge.



ENTRANCE HALL

**LOUNGE (14' x 12')** UPVC double glazed window to the front, radiator and door to dining kitchen.



LOUNGE

**DINING KITCHEN (15'5 x 13')** Fitted kitchen incorporating a one and a half bowl sink unit, four ring gas hob with extractor hood above and oven below, integrated fridge and freezer, integrated washing machine and dishwasher, cupboard housing the boiler, tiled splashbacks, wood effect vinyl flooring, understairs storage cupboard, UPVC double glazed French doors to the rear garden and door to cloakroom.

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DINING KITCHEN

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



CLOAKROOM

**FIRST FLOOR**

**LANDING** Doors to bedrooms and bathroom. Radiator and loft access.

**BEDROOM 1 (11' x 9'8)** UPVC double glazed window to the front, radiator and built-in wardrobes.



BEDROOM 1

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**EN-SUITE SHOWER ROOM (5'7 x 5'5)** Three piece suite comprising walk-in shower, wash hand basin and low level WC. Wood effect vinyl flooring, radiator and UPVC double glazed frosted window to the front.



EN-SUITE SHOWER ROOM

**BEDROOM 2 (11' x 8'7)** UPVC double glazed window to the rear and radiator.



BEDROOM 2

**BEDROOM 3 (11'6 x 6'6)** UPVC double glazed window to the rear and radiator.



BEDROOM 3

**FAMILY BATHROOM (6'8 x 5'7)** Three piece suite comprising panelled bath, wash hand basin and WC. Wood effect vinyl flooring and radiator.

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FAMILY BATHROOM

**OUTSIDE** Driveway parking to the front of the property with paved pathway, astro turf and gravelled bed. South facing lawned rear garden with paved patio, external tap and gated access to the side.



REAR GARDEN

**TENURE** Leasehold. 125 year lease from 10/05/2019. Ground Rent £23.46 pcm. At full price offer acceptance, the property leasehold will be transferred to the new owner and become a freehold.

**COUNCIL TAX** We are informed the property is 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.

