

# Cumbrian Properties

28 Tindale Drive, Carlisle



**Price Region £120,000**

**EPC-C**

Mid terraced property | Popular residential location  
1 reception room | 2 bedrooms | 1 bathroom  
Driveway parking | Landscaped rear garden

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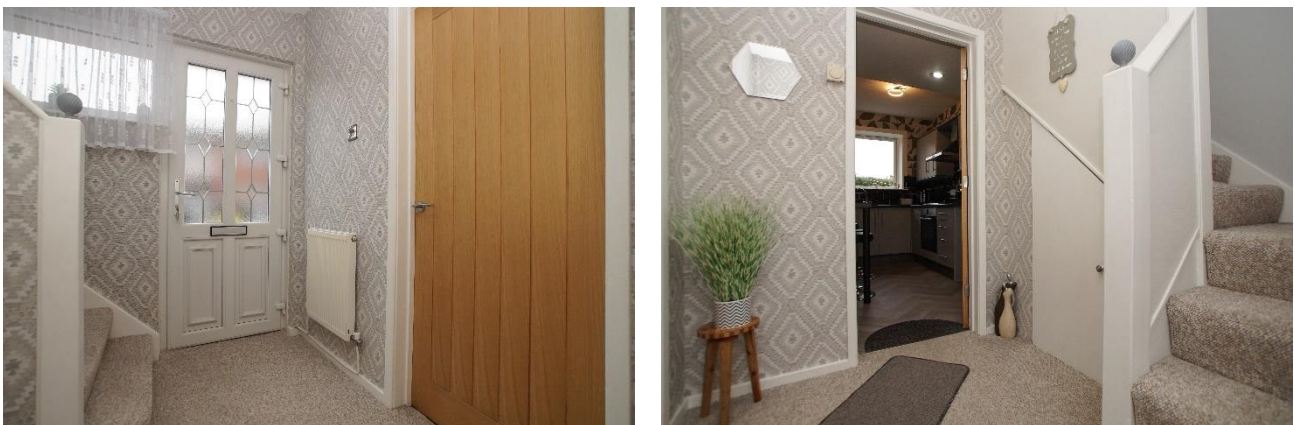
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This two double bedroom mid terraced property is immaculately presented throughout. The gas central heated and double glazed accommodation briefly comprises of entrance hall, dining lounge with French doors leading to the rear garden, a modern fitted kitchen and utility room. To the first floor there are two double bedrooms both with built in storage and a modern family shower room. To the rear of the property is a landscaped garden with lawned area, laid shillies, timber shed and block paving. Driveway parking to the front and laid shillies. Situated close to many local amenities including schools, shops, supermarkets, transport links and would make an ideal first time purchase or as a buy to let opportunity.

The accommodation with approximate measurements briefly comprises:

Entry via UPVC double glazed door into entrance hall.

**ENTRANCE HALL (8'6 x 7'2)** Double glazed window to the front, radiator, understairs storage cupboard, staircase to the first floor and doors to dining lounge and kitchen.



ENTRANCE HALL

**DINING LOUNGE (18'8 x 11'2)** Double glazed window to the front, coving to ceiling, radiator, fireplace electric fire and double glazed French doors to the rear garden.



DINING LOUNGE

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**KITCHEN (11'4 x 7')** Fitted kitchen incorporating a 1.5 bowl sink with drainer and mixer tap, tiled splashbacks, electric oven and grill, four burner gas hob with overhead extractor. Double glazed window to the rear, radiator, pantry and wood effect vinyl flooring.



KITCHEN

A doorway leads through to a further kitchen area (10' x 4'7) with fitted worksurfaces and cupboards, wood effect laminate flooring and double glazed door leading to the rear garden. Door to utility room.



EXTENDED KITCHEN AREA

**UTILITY ROOM (8' x 6'3)** Tile effect vinyl flooring, radiator, plumbing for washing machine and UPVC double glazed door leading out to the front garden.



UTILITY

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**FIRST FLOOR LANDING** Radiator, cupboard housing the boiler, access via ladder to the loft space, doors to bedrooms and family bathroom.

**BEDROOM 1 (14'7 x 8'10)** Double glazed window to the front, radiator and built in storage cupboard.



BEDROOM 1

**BEDROOM 2 (11'6 x 9'5)** Double glazed window to the rear, radiator and built in storage cupboard.



BEDROOM 2

**SHOWER ROOM (6'4 x 6'3)** Three piece suite comprising of low level WC, wash hand basin and walk-in shower unit. Tile effect vinyl flooring, tiled walls, double glazed frosted window to the rear.



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**OUTSIDE** Shillied driveway and concrete pathway to the front of the property. Landscaped rear garden comprising of lawned area, block paved patio, slated shillies and external water tap.



REAR GARDEN

**TENURE** To be confirmed

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>86</b>
(69-80)	<b>C</b>	<b>71</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

reasons to sell with us...

more than

**455**

properties listed in our  
Carlisle office

more than

**390**

properties sold from  
our Carlisle office

we sold

**255**

more properties than  
our closest competitor

we have over

**500**

Google reviews with a  
4.9/5 Google Rating

\*UK Rightmove, Market Share Information  
from 31/01/2023 - 31/01/2024, CA1 to CA8

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