

Cumbrian Properties

154 Beverley Rise, Harraby, Carlisle



Price Region £95,000

EPC-C

Mid terraced property | No onward chain
1 reception room | 2 bedrooms | FF bathroom
Conservatory | Low maintenance rear garden

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This two double bedroom mid terraced property is gas central heated and double glazed throughout and comprises of entrance hall, dining lounge, conservatory, fitted kitchen and utility lane. To the first floor there are two double bedrooms - both with built in storage and a three piece family bathroom. Fence enclosed rear garden mainly laid to lawn with shillied borders and outhouse for storage. Front forecourt laid to shillies and driveway. Situated close to local amenities and bus routes. The property provides a great opportunity if you are a first time buyer or as an investment opportunity as a buy to let.

The accommodation with approximate measurements briefly comprises:

Entry via composite door into entrance hall.

ENTRANCE HALL Double glazed window to the front, radiator, staircase to the first floor, tiled flooring and doors to kitchen and dining lounge.

DINING LOUNGE (19' x 11'2) Double glazed window to the front, radiator, coving to ceiling and UPVC double glazed patio doors to the conservatory.



DINING LOUNGE

CONSERVATORY (9'7 x 8'7) Double glazed windows, tiled flooring and UPVC double glazed door to the rear garden.



CONSERVATORY

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KITCHEN (11'8 x 7') Fitted kitchen incorporating a 1.5 bowl sink unit with drainer and mixer tap, free standing oven and grill with four burner electric hob with tiled splashback and overhead extractor. Double glazed window to the rear, shelved pantry storage, radiator, tiled flooring and door to side utility lane.



KITCHEN

SIDE UTILITY LANE Plumbing for washing machine and UPVC doors to the front and rear elevations.

FIRST FLOOR LANDING Radiator, loft access and doors to bedrooms and bathroom.

BATHROOM (6'5 x 5'5) Three piece suite comprising of low level WC, wash hand basin and panelled bath with electric shower over. Tiled splashbacks, heated towel rail, tiled flooring and double glazed frosted window to the rear.



BATHROOM

BEDROOM 1 (15' x 9') Double glazed window to the front, radiator and built in storage cupboard.



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BEDROOM 2 (11'10 x 9'4) Double glazed window to the rear, radiator and two built in storage cupboards – one of which is shelved and the other houses the Baxi boiler.



BEDROOM 2

OUTSIDE Enclosed front forecourt mainly laid to shillies offering off street parking. Fence enclosed rear garden with lawned area, floral borders, trees and bushes, flag stone patio area and outhouse with UPVC window to the rear.



REAR GARDEN

TENURE We are informed the tenure is Freehold

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.

