

Cumbrian Properties

34 Tarnside, Upperby, Carlisle



Price Region £115,000

EPC-D

Semi-detached property | Well-presented throughout
1 reception | 2 double bedrooms | 1 bathroom
Ideal FTB/BTL opportunity | Garden and sunroom

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This two double bedroom semi-detached property is gas central heated, fully double glazed and would suit a first time buyer or as a buy to let opportunity. The property briefly comprises entrance hall, lounge, fitted kitchen and sunroom which is currently utilised as a home office. To the first floor there are two double bedrooms both with built-in storage and a three piece family bathroom. Externally, to the rear of the property is a substantial garden with laid shillied seating area and wraparound lawned garden leading to the front of the property with laid slated shillies and floral borders.

The accommodation with approximate measurements briefly comprises:

Entrance to the property leads into the entrance hall.

ENTRANCE HALL (9' x 7') Double glazed UPVC window to the front, radiator, staircase to the first floor and doors to the lounge and kitchen.



ENTRANCE HALL

LOUNGE (19' x 12') Double glazed UPVC windows to the side, fireplace, radiator and wood effect laminate flooring.



LOUNGE

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KITCHEN (11'5 x 8') Fitted kitchen incorporating 1.5 sink with mixer tap, freestanding oven and grill with tiled splashback, plumbing for washing machine. Shelled pantry, tile effect vinyl flooring, radiator, double glazed UPVC window to the rear and door to the sunroom.



KITCHEN

SUNROOM/OFFICE (9' x 8') Currently utilised as an office. Double glazed UPVC French doors to the rear garden and wood effect laminate flooring.



SUNROOM/OFFICE

FIRST FLOOR

LANDING Double glazed UPVC window to the side, loft access and doors to both bedrooms and family bathroom.

BEDROOM 1 (14'5 x 9'5) Double glazed UPVC window to the front, original wood flooring, radiator and built-in storage cupboard.



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BEDROOM 2 (12' x 9'5) Double glazed UPVC window to the side, radiator and built-in storage.



BEDROOM 2

FAMILY BATHROOM (7'5 x 7') Three piece suite comprising WC, sink, tiled splashback and shower over panelled bath. Radiator, frosted double glazed UPVC window to the rear and wood effect vinyl flooring.



FAMILY BATHROOM

OUTSIDE To the rear of the property is a low maintenance hedged and fenced garden comprising laid shillied seating area and wraparound lawn leading to the front of the property which has laid slated shillies and floral borders.



REAR GARDEN

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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.

