

Cumbrian Properties

88 Merith Avenue, Botcherby



Price Region £110,000

EPC-D

Semi-detached property | Cul-de-sac location
2 reception rooms | 3 bedrooms | First floor bathroom
Gardens & driveway | No onward chain

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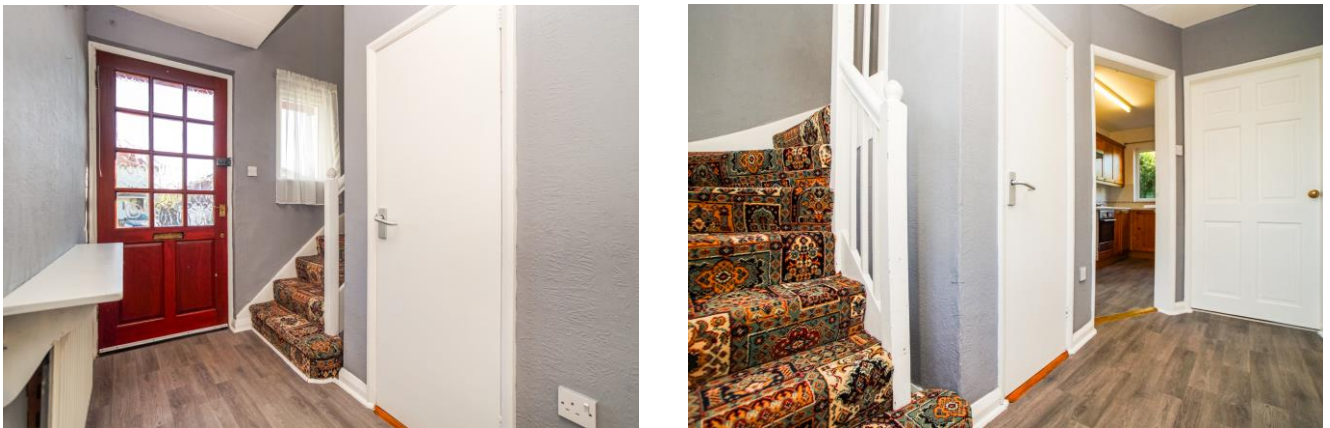
2/ 88 MERITH AVENUE, BOTCHERBY, CARLISLE

This three bedroom, two reception room, semi-detached property is situated in a cul-de-sac location and is sold with the benefit of no onward chain. The double glazed and gas central heated accommodation briefly comprises entrance hall, lounge, dining room with feature fireplace and kitchen. To the first floor there are two double bedrooms, single bedroom and bathroom. Front and rear gardens, outhouse and driveway parking. Located close to supermarkets, shops, schools, public transport links and junction 43 of the M6 motorway.

The accommodation with approximate measurements briefly comprises:

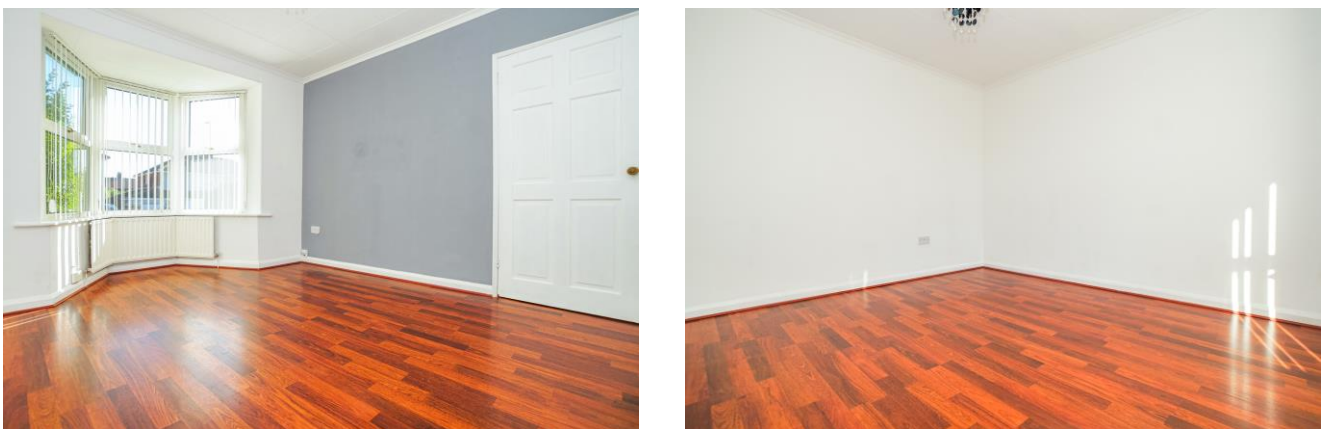
Front door into entrance hall.

ENTRANCE HALL UPVC double glazed window to the front, radiator, wood effect laminate flooring, staircase to the first floor and understairs storage cupboard. Doors to lounge, dining room and kitchen.



ENTRANCE HALL

LOUNGE (15' x 11') UPVC double glazed bay window to the front, radiator, coving and wood effect laminate flooring.



LOUNGE

DINING ROOM (13' x 11') UPVC double glazed windows and door to the rear garden, wood effect laminate flooring, dado rail, radiator, coving and feature fireplace.

3/ 88 MERITH AVENUE, BOTCHERBY, CARLISLE



DINING ROOM

KITCHEN (15' x 7') Fitted kitchen incorporating a one and a half bowl sink unit with mixer tap, electric oven and grill, four ring gas hob with extractor hood above, plumbing for washing machine, radiator, wood effect laminate flooring, UPVC double glazed windows to the side and rear, and UPVC double glazed frosted door to the side.



KITCHEN

FIRST FLOOR

LANDING UPVC double glazed window to the side, built-in storage cupboard, doors to bedrooms and bathroom.

BEDROOM 1 (11' x 11') UPVC double glazed window to the front, radiator and fitted wardrobes.



KITCHEN

4/ 88 MERITH AVENUE, BOTCHERBY, CARLISLE

BEDROOM 2 (11' x 10'5) UPVC double glazed window to the rear, radiator, storage cupboard housing the gas boiler and built-in shelved storage cupboard.



BEDROOM 2

BEDROOM 3 (9' x 6'5) UPVC double glazed window to the rear and radiator.



BEDROOM 3

BATHROOM (8' x 6') Three piece suite comprising shower above panelled bath, wash hand basin and WC. Part tiled walls, radiator, wood effect vinyl flooring and UPVC double glazed frosted window to the side.



BATHROOM

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OUTSIDE Lawned front garden and block paved driveway. Low maintenance lawned rear garden with paved patio, apple tree, outhouse with power and light, outside tap and timber shed.



REAR GARDEN

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.

