

# Cumbrian Properties

## 3 Woodlands, Orton Rd, Carlisle



**Price Region £215,000**

**EPC-C**

Detached bungalow | Conservatory  
1 reception room | 2 double bedrooms | 2 bathrooms  
Garage & drive | Low maintenance gardens

## 2/ 3 WOODLANDS, ORTON ROAD, CARLISLE

A spacious, two double bedroom, two bathroom, detached bungalow with conservatory, driveway and garage located in a quiet cul-de-sac location to the west of the city. The property has private low maintenance gardens and is a perfect choice for those looking for low maintenance ground floor living. Double glazed and gas central heated the accommodation briefly comprises entrance hall, spacious dining kitchen with access into the garage with utility area, lounge and conservatory with French doors to the rear garden. There are also two generous double bedrooms with an en-suite shower room to the master and a second separate shower room. Externally, to the front of the property, the block paved driveway provides off-street parking for two vehicles leading up to the single garage. To the rear of the property is a generous private gravelled garden providing plenty of space to relax and enjoy the outdoors. Located within easy walking distance of local shops, bus stops and park walks and on regular bus routes to the city centre.

The accommodation with approximate measurements briefly comprises:

**UPVC front door into entrance hall.**

**ENTRANCE HALL** Doors to lounge, dining kitchen, bedrooms and shower room.

**LOUNGE (13'8 x 13'8)** Two double glazed windows to the side, radiator, coving and French doors to the conservatory.



LOUNGE

**CONSERVATORY (11' x 8')** Double glazed windows and double glazed French doors to the rear garden, Perspex roof, radiator and wood effect flooring.



CONSERVATORY

### 3/ 3 WOODLANDS, GREAT ORTON, CARLISLE

**DINING KITCHEN (13'8 max x 13' max)** Fitted kitchen incorporating an electric cooker with four ring hob and extractor hood above, plumbing for dishwasher, sink unit with mixer tap, tiled splashbacks, ceiling spotlights, double glazed window to the front, radiator, coving, wood effect flooring and door to the garage.



DINING KITCHEN

**BEDROOM 1 (13'8 max x 12' max)** Double glazed window to the rear, radiator, coving and door to en-suite shower room.



BEDROOM 1

**EN-SUITE SHOWER ROOM (7'9 x 3'7)** Three piece suite comprising shower cubicle, vanity unit wash hand basin and WC. Boarded splashbacks, part wood panelled walls, ceiling spotlights, coving, heated towel rail and frosted glazed window.



EN-SUITE SHOWER ROOM

4/ 3 WOODLANDS, ORTON ROAD, CARLISLE

**BEDROOM 2 (12' x 9'8)** Double glazed windows to the front and side, radiator and coving.



BEDROOM 2

**SHOWER ROOM (7'9 x 4'5)** Three piece suite comprising shower cubicle, wash hand basin and WC. Radiator, ceiling spotlights and coving.



SHOWER ROOM

**OUTSIDE** To the front of the property is a low maintenance gravelled garden and block paved driveway parking for two vehicles leading up to the single garage. To the rear of the property is a generous low maintenance gravelled garden with mature trees and shrubs, raised beds, pleasant seating areas and external water supply.

**GARAGE (20'5 x 8')** Plumbing for washing machine, Ideal combi boiler, power and light, water supply and UPVC door to the rear garden.



REAR GARDEB

5/ 3 WOODLANDS, ORTON ROAD, CARLISLE

**TENURE** We are informed the tenure is 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.

