

# Cumbrian Properties

## 9 Kirkbrae, Etterby



**Price Region £159,950**

**EPC-**

Semi-detached property | Popular location  
1 reception & large dining kitchen | 3 bedrooms | 1 bathroom  
Generous garden | No onward chain

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## 2/ 9 KIRKBRAE, ETTERBY, CARLISLE

This three bedroom semi-detached family home offers generous gardens and is situated in a quiet cul-de-sac location to the North of the city. Double glazed and gas centrally heated, the property comprises spacious entrance hall with understairs storage, lounge and good sized dining kitchen with range style cooker and French doors leading out to the rear garden. To the first floor there are two double bedrooms, a single bedroom/study and a modern three piece bathroom. Externally, to the front of the property is a low maintenance garden and to the rear is a generous lawned garden with decked seating area and brick built outhouse/laundry room. Located within close proximity to local shops and schools, on regular bus routes to the city centre and with good transport links to Junction 44 of the M6 and the Western Bypass. The property is sold with no onward chain.

The accommodation with approximate measurements briefly comprises:

**Entry through UPVC front door into a spacious entrance hall.**

**ENTRANCE HALL** Doors to the lounge and dining kitchen, understairs storage, radiator, wood effect flooring and coving to the ceiling.



ENTRANCE HALL

**LOUNGE (13' max x 12'3 max)** Chimney breast with potential for log burner, double glazed window to the front, radiator, wood effect flooring, ceiling rose & coving.



LOUNGE



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**DINING KITCHEN (19' max x 10'4 max)** Fitted kitchen incorporating range style cooker with five burner gas hob and extractor hood above, plumbing and space for dishwasher, boarded splashbacks and built-in understairs pantry. Space for table & chairs, ceiling spotlights, wood effect flooring, radiator, double glazed window to the rear, French doors leading out to the rear garden and UPVC door to the side of the property.



KITCHEN

## **FIRST FLOOR**

**LANDING** Doors to all bedrooms and bathroom, frosted glazed window and loft access.

**BEDROOM 1 (11' max x 10'9 max)** Double glazed window to the front and radiator.



BEDROOM 1

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**BEDROOM 2 (11'7 x 10'9)** Double glazed window to the rear and radiator.



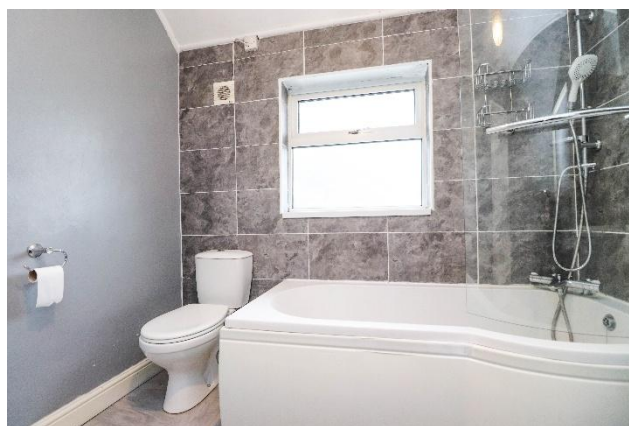
BEDROOM 2

**BEDROOM 3 (8' x 8')** Double glazed window to the front and radiator.



BEDROOM 3

**BATHROOM (7'7 x 7' max)** Three piece suite comprising rainfall shower over panelled bath, vanity unit wash hand basin and WC. Built-in storage cupboard housing the combi-boiler, tiled splashbacks, heated towel rail, frosted glazed window and tile effect flooring.



BATHROOM



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**OUTSIDE** To the front of the property is a low maintenance walled garden and gate providing pedestrian access to the rear of the property. To the rear of the property is a generous lawned garden with decked seating area and brick built outhouse.

**OUTHOUSE** Power & lighting and plumbing for washing machine.



REAR OF THE PROPERTY & 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.

EPC GRAPH TO FOLLOW