

Cumbrian Properties

51 Beaumont Road, Currock



Price Region £255,000

EPC-

Extended semi-detached | Popular residential area
2 reception rooms | 3 / 4 bedrooms | 2 bathrooms
Landscaped gardens | Conservatory | Driveway

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2/ 51 BEAUMONT ROAD, CURROCK, CARLISLE

This extended and immaculately presented three/four bedroom semi-detached property is located in a popular and well-established residential area, offering spacious and versatile accommodation ideal for families. The property benefits from full double glazing and gas central heating, and briefly comprises a welcoming entrance hall leading to a generous 25'8 x 10'8 lounge featuring a gas fire and French doors that open into a bright conservatory, a stunning modern kitchen fitted with a range of integrated appliances, a central island, and elegant granite worksurfaces, and a versatile snug or fourth bedroom with direct access to a convenient ground floor shower room. Upstairs, there are three bedrooms—two of which are doubles and include stylish fitted wardrobes with sliding mirrored doors—alongside a contemporary three-piece family bathroom. Externally, the rear garden has been attractively landscaped to include a flagged patio seating area, low-maintenance astro turf, established fruit trees, and a corner shed or sun house. The front of the property features a smart block-paved driveway providing off-street parking. Ideally situated within walking distance of a range of local amenities, the property is close to shops, schools, a bakery, public transport links, and the popular Hammonds Pond Park, making it a superb choice for convenient and comfortable living.

The accommodation with approximate measurements briefly comprises:

ENTRANCE HALL (14' x 5'8) Double glazed frosted windows to the front, radiator, wood effect laminate flooring, staircase to the first floor, coving to ceiling and understairs storage cupboard. Doors to lounge and dining kitchen.



ENTRANCE HALL

LOUNGE (25' x 10'8) Double glazed window to the front, radiator, gas fire, coving and two ceiling roses, UPVC double glazed patio doors leading to the conservatory.



3/ 51 BEAUMONT ROAD, CURROCK, CARLISLE

CONSERVATORY (13'3 x 9') Double glazed windows to rear, radiator, wood effect laminate flooring and UPVC double glazed doors leading out to the rear garden.



CONSERVATORY

DINING KITCHEN (22' x 14') Fitted kitchen incorporating granite worksurfaces, twin sink with mixer tap, integrated dishwasher, free standing Rangemaster with five burner gas hob, double oven and overhead extractor. Integrated washing machine and tumble dryer. Wood effect laminate flooring, two vertical radiators, understairs storage cupboard, two velux windows to the side and double glazed window to rear. UPVC double glazed door to the side and door to the snug/bedroom 4.



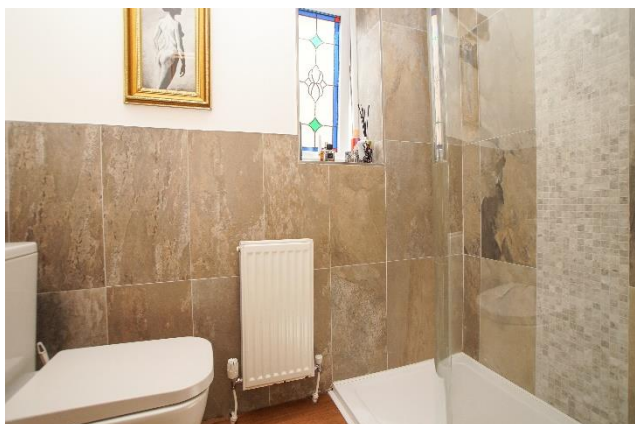
DINING KITCHEN

SNUG/BEDROOM 4 (18' x 7'5) Double glazed window to the front, radiator, velux window to the side and door to shower room.



4/ 51 BEAUMONT ROAD, CURROCK, CARLISLE

SHOWER ROOM (6'6 x 4'7) WC, wash hand basin, walk-in electric shower, radiator, wood effect laminate flooring and double glazed frosted window to the side.



SHOWER ROOM

FIRST FLOOR LANDING Double glazed window to the side, coving to ceiling, loft access and doors to bedrooms and family bathroom.

BEDROOM 1 (13'8 x 8'6) Double glazed bay window to the front, radiator and fitted wardrobes with sliding mirrored doors.



BEDROOM 1



BEDROOM 2 (11'3 x 8'10) Double glazed window to the rear, radiator, coving and ceiling rose, fitted wardrobes with sliding mirrored doors.



BEDROOM 2



5/ 51 BEAUMONT ROAD, CURROCK, CARLISLE

BEDROOM 3 (6'6 x 6') Double glazed window to the front and radiator.

FAMILY BATHROOM (7' x 6') WC, wash hand basin, panelled bath electric shower over, vertical radiator, wood effect laminate flooring, panelled ceiling and double glazed frosted window to the rear.



FAMILY BATHROOM

OUTSIDE To the front of the property there is a walled and fenced landscaped garden incorporating astro turf, laid shillies, bushes trees and shrubs. A block paved path at the side leads to the rear. Rear landscaped fence enclosed garden incorporating flagstone patio area, greenhouse, raised floral borders with bushes, shrubs and plum, apple and pear trees. Central water feature, astro turf, corner timber sun house, gated access to the side of the property.



REAR GARDEN

6/ 51 BEAUMONT ROAD, CURROCK, CARLISLE

TENURE To be confirmed

COUNCIL TAX We are informed the property is in tax band B

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