

Cumbrian Properties

4 Jennet Croft, Wetheral



Price Region £270,000

EPC-C

Semi-detached | Sought after village location
Open plan living | 3 bedrooms | 1 bathroom
Front & rear gardens | Driveway parking & garage

01228 599940

2 Lonsdale Street, Carlisle CA1 1DB

www.cumbrian-properties.co.uk
properties@cumbrian-properties.co.uk

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A spacious three bedroom semi-detached property situated in the sought after village of Wetheral. The double glazed and gas central heated accommodation briefly comprises of entrance hall, open plan dining lounge with fitted kitchen and integrated appliances, a spacious inner hall with cloakroom and utility. To the first floor there are three bedrooms, two of which are doubles and a good size third bedroom, three piece family bathroom and built in storage cupboard. Block paved driveway to the front of the property with single garage and lawned garden with floral borders. Mature rear garden mainly laid to lawn with block paved patio seating area and floral borders. This well presented property is sold with the benefit of no onward chain and is a blank canvass for the new owner. Wetheral is a very desirable village with an abundance of amenities including Fantails Restaurant, Post Office, Wheatsheaf Pub and the Crown Hotel with its own leisure centre. Wetheral also has its own railway station and many countryside and river walks.

The accommodation with approximate measurements briefly comprises:

Entry via a composite door into entrance hall.

ENTRANCE HALL (8'9 x 6'5) Full height UPVC double glazed frosted glazed window to the front, radiator, staircase to the first floor, UPVC double glazed window to the side and built in storage cupboard housing the Baxi boiler. Double glazed door with double glazed frosted panes either side into the open plan living.



ENTRANCE HALL

OPEN PLAN DINING LOUNGE/KITCHEN (25' x 19'4)

DINING LOUNGE AREA UPVC double glazed window to the front, two radiators, gas fire with marble back and hearth in wood surround, UPVC double glazed French doors with glazed side panels leading out to the rear garden.

KITCHEN AREA Fitted kitchen incorporating a 1.5 bowl sink with drainer and mixer tap, tiled splashbacks, electric oven and grill, four burner gas hob with overhead extractor, integrated slimline dishwasher. UPVC double glazed window to the rear, tile effect vinyl flooring and UPVC double glazed door to the inner hallway.

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OPEN PLAN DINING LOUNGE/KITCHEN

INNER HALLWAY (24'7 x 3') Doors to utility and cloakroom, solid tiled flooring and UPVC doors to the rear garden and driveway at the front of the property.

UTILITY ROOM (8'2 x 6'9) Sink with drainer and mixer tap, tiled splashback, fitted worksurface and cupboards, electric radiator, plumbing for washing machine, vent for a tumble dryer, solid tiled flooring and UPVC double glazed window to the rear.

CLOAKROOM (6'8 x 3') Low level WC, vanity unit wash hand basin, electric radiator and solid tiled flooring.



INNER HALLWAY WITH UTILITY AND CLOAKROOM

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FIRST FLOOR LANDING UPVC double glazed window to the side, loft access and shelved storage cupboard with radiator. Doors to bedrooms and bathroom.

FAMILY BATHROOM (8'5 x 6'2) Three piece suite comprising electric shower over P shaped bath, low level WC and wash hand basin. Tiled splashbacks, heated towel rail, tile effect vinyl flooring and UPVC double glazed window to the rear.



BATHROOM

BEDROOM 1 (13'2 x 12'9) UPVC double glazed window to the front and radiator.



BEDROOM 1

BEDROOM 2 (10'6 x 11') UPVC double glazed window to the rear and radiator.



BEDROOM 2

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BEDROOM 3 (9'5 x 8'4) UPVC double glazed window to the front, radiator and built in shelved storage cupboard with hanging rail.



BEDROOM 3

OUTSIDE To the front of the property is a block paved driveway leading up to the single garage and lawned area with floral borders with mature bushes and shrubs. To the rear of the property is a mature garden with flagstone patio area, lawn, outside water tap and floral borders with mature trees, bushes and shrubs.



REAR GARDEN

TENURE We are informed the tenure is Freehold

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

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.

