

# Cumbrian Properties

32 St Edmunds Park, Morton



Price Region **£140,000**

**EPC-C**

Mid-terraced property | Immaculately presented  
1 reception room | 2 bedrooms | New bathroom  
New kitchen | Driveway parking, garage & garden

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## 2/ 32 ST EDMUNDS PARK, MORTON, CARLISLE

An immaculately presented, two bedroom, mid-terraced property situated just off Orton Road to the west of the city. The double glazed and gas central heated accommodation briefly comprises vestibule, lounge with feature gas fire, newly fitted dining kitchen with integrated appliances, and rear hall with access to the garage. To the first floor there are two good size bedrooms and newly fitted bathroom. Lawned front garden, low maintenance paved rear garden and driveway parking in front of the single garage. The property is ready for the new buyer to move straight into and would make an ideal opportunity for the first time buyer.

The accommodation with approximate measurements briefly comprises:

**UPVC front door into vestibule.**

**VESTIBULE** UPVC double glazed window to the side and door to lounge.

**LOUNGE (14'9 x 11'4)** UPVC double glazed window to the front, radiator, coving to the ceiling and feature gas fire. Door to inner hall.



LOUNGE

**INNER HALL** Staircase to the first floor and door to dining kitchen.

**DINING KITCHEN (14'8 x 9'5)** Recently fitted modern kitchen incorporating an oven and grill, four ring hob with glass splashback and extractor hood above, one and a half bowl sink unit with mixer tap, integrated washing machine, integrated fridge and freezer, integrated wine rack. Wood effect laminate flooring, coving to the ceiling, radiator, UPVC double glazed window to the rear, shelved understairs storage cupboard with wood effect laminate flooring, and door to rear hall.



DINING KITCHEN

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**REAR HALL** Tiled flooring and door to the garage.

**FIRST FLOOR LANDING** Doors to bedrooms and bathroom.

**BEDROOM 1 (14'9 x 11')** UPVC double glazed windows to the front, radiator and built-in storage cupboard housing the boiler.



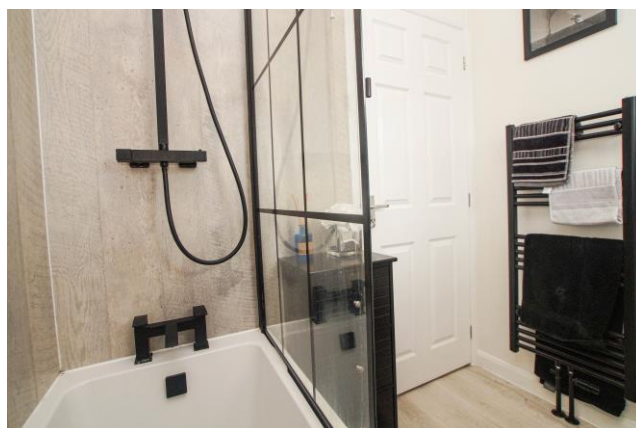
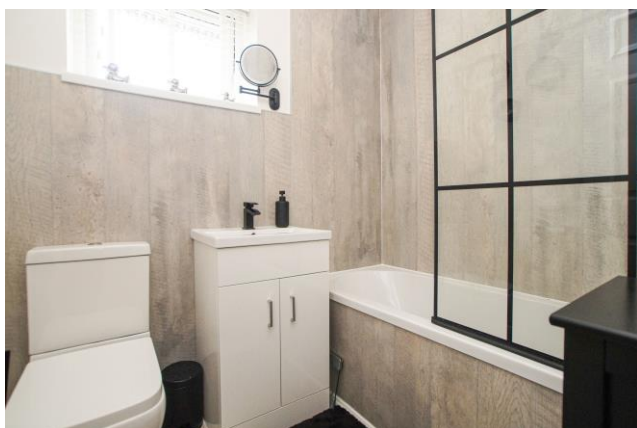
BEDROOM 1

**BEDROOM 2 (11'6 x 9'6)** UPVC double glazed window to the rear, radiator and built-in storage cupboard with loft access.



BEDROOM 2

**BATHROOM (6'5 x 5'5)** Three piece suite comprising shower above panelled bath, low level WC and vanity unit wash hand basin. Aqua-panelled splashbacks, heated towel rail and UPVC double glazed frosted window to the rear.



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**OUTSIDE** Lawned front garden with floral borders and paved path to the front door and paved seating area. Low maintenance paved rear garden with driveway parking in front of the single garage, and outside tap.

**SINGLE GARAGE (16'3 x 8')** Light and power.

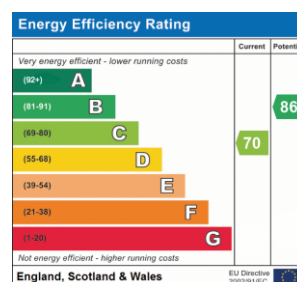


REAR OF THE PROPERTY

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

**COUNCIL TAX** We are informed the property is 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.



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