

Cumbrian Properties

44 Skiddaw Road, Carlisle



Price Region £160,000

EPC-

Semi-detached property | Popular residential area
1 reception | 2 double bedrooms | 1 bathroom
Generous gardens, garage & driveway | No onward chain

01228 599940
2 Lonsdale Street, Carlisle CA1 1DB

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

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This two double bedroom semi-detached home has generous well-established gardens providing potential to extend, driveway and garage. Located in a popular residential area to the West of the city on a well-appointed plot, the property is double glazed and electric heated and requires modernisation as reflected in the price. The property briefly comprises entrance hall, a spacious dining lounge with log effect electric fire and French doors leading out to the rear garden and kitchen with potential to extend into the garage. To the first floor there are two double bedrooms with fitted wardrobes and storage to the master and a fully boarded wet room. Externally, to the front of the property there is a lawned garden and a block paved driveway leading up to the garage. To the rear of the property, the generous lawned gardens houses mature fruit trees, plants and shrubs and provides a private secure space to relax and enjoy the outdoors with an open aspect. The property would make an ideal first time buy and is in easy walking distance to local shops, schools, bus stops and park walks with easy access to the city centre and the Western Bypass. Sold with no onward chain.

The accommodation with approximate measurements briefly comprises:

Entry through UPVC front door into the entrance hall.

ENTRANCE HALL Understairs storage housing fuse box & meters, frosted glazed window, electric heater & doors to the dining lounge, kitchen & staircase to the first floor.

DINING LOUNGE (19'8 x 12' max) Contemporary log effect electric fire, electric heater, partially wood panelled walls, double glazed window to the front of the property and double glazed French doors leading to the patio.



DINING LOUNGE

KITCHEN (10' x 7'6) Fitted kitchen incorporating electric oven and four burner hob with extractor hood above, 1.5 bowl stainless steel sink with mixer tap and plumbing for dishwasher. Tiled splashbacks, double glazed window to the rear and door to the side pas



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KITCHEN

SIDE PASSAGE Door to the garage and UPVC door to the rear garden.

GARAGE (21' max x 11'6 max) Plumbing for washing machine, lighting and power and UPVC door to the front of the property.

FIRST FLOOR

LANDING Frosted glazed window, access to the loft, built-in storage cupboard housing the hot water tank and doors to both bedrooms and bathroom.

BEDROOM 1 (13' x 9') Range of fitted wardrobes, built-in storage cupboard and double glazed window to the front of the property.



BEDROOM 1



BEDROOM 2 (10'6 x 10') Double glazed window to the rear with views over the garden.



BEDROOM 2

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WET ROOM (7'4 max x 5'6 max) Walk-in wet room with shower cubicle, wash hand basin and WC. Fully boarded walls, panelled ceiling and frosted glazed window to the rear.



WET ROOM

OUTSIDE To the front of the property is a lawned garden plus driveway providing off-street parking leading up to the garage. To the rear of the property is a generous lawned garden with patio seating areas, outdoor water supply, fruit trees, mature trees and plants and an open aspect.



REAR OF THE PROPERTY & GARDENS

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.

EPC GRAPH TO
FOLLOW