

# Cumbrian Properties

43 Tramside Way, Carlisle



Price Region £155,000

EPC-C

Semi-detached property | Immaculately presented  
1 reception room | 3 bedrooms | 2 bathrooms  
Driveway parking & rear garden | No onward chain

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A well-presented, neutrally decorated, three bedroom, two bathroom, semi-detached property situated within walking distance of the city centre and sold with the benefit of no onward chain. The accommodation briefly comprises entrance hall, cloakroom, spacious lounge with understairs storage cupboard, and fitted dining kitchen with patio doors to the rear garden. To the first floor there are two double bedrooms, master en-suite shower room, single bedroom, family bathroom and two fitted storage cupboards on the landing. Driveway parking to the front of the property and a low maintenance enclosed rear garden mainly laid to stone chippings with paved patio and raised flower beds. Located in a popular residential location in close proximity to London Road and an abundance of amenities including shops, schools, gym, supermarkets and transport links.

The accommodation with approximate measurements briefly comprises:

**Composite front door into the entrance hall.**

**ENTRANCE HALL** Radiator, staircase to the first floor, doors to cloakroom and lounge.



ENTRANCE HALL

**CLOAKROOM** Two pieces suite comprising WC and wash hand basin. Radiator, wood effect laminate flooring and UPVC double glazed frosted window to the front.

**LOUNGE (15' x 12')** UPVC double glazed window to the front, radiator, understairs storage cupboard and door to the dining kitchen.



LOUNGE



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**DINING KITCHEN (15' x 9'7)** Fitted kitchen incorporating a one and a half bowl sink unit with mixer tap, electric oven and grill, four ring gas hob with aluminium splashback and extractor hood above, plumbing for washing machine, cupboard housing the gas boiler, radiator, slate effect laminate flooring, UPVC double glazed window and UPVC double glazed sliding patio door to the rear garden.



DINING KITCHEN

**FIRST FLOOR LANDING** Two fitted storage cupboards, UPVC double glazed window to the side, loft access, doors to bedrooms and bathroom.

**BEDROOM 1 (11'9 x 8'5)** UPVC double glazed window to the front, radiator and door to the en-suite shower room.



BEDROOM 1

**EN-SUITE SHOWER ROOM (7' x 3')** Three piece suite comprising WC, wash hand basin and walk-in shower. Radiator, tiled splashbacks and slate effect laminate flooring.



EN-SUITE SHOWER ROOM

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**BEDROOM 2 (9'6 x 8'9)** UPVC double glazed window to the rear and radiator.



BEDROOM 2

**BEDROOM 3 (7' x 6'6)** UPVC double glazed window to the front and radiator.

**FAMILY BATHROOM (6'9 x 6')** Three piece suite comprising shower above panelled bath, WC and wash hand basin. UPVC double glazed frosted window to the rear, radiator and slate effect laminate flooring.



BEDROOM 3



FAMILY BATHROOM

**OUTSIDE** Driveway parking to the front of the property with flagged pathway and gravelled borders. Low maintenance gravelled rear garden with paved patio, raised beds and pedestrian access gate to the side of the property.



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**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.

