

# Cumbrian Properties

1 Farbrow Road, off London Road



**Price Region £335,000**

**EPC-D**

Detached bungalow | Loft room  
1 reception room | 3 bedrooms | 1 bathroom  
Substantial gardens & parking | Detached double garage

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2/ 1 FARBROW ROAD, OFF LONDON ROAD, CARLISLE

This immaculately presented three-bedroom, detached bungalow has been recently refurbished and boasts modern amenities. Upon entering, you are greeted by an entrance hall that leads you into a bright and spacious dining lounge with patio doors which open to reveal the rear garden. The modern fitted kitchen features ample counter space and stylish cabinetry. Each of the three bedrooms is designed with comfort in mind, offering generous space and views of the surrounding gardens. The modern bathroom is both functional and chic, providing a relaxing retreat with its high-quality fixtures and finishes. The exterior of the property is equally impressive. The front garden is neatly lawned, providing a welcoming first impression. The expansive rear garden offers plenty of space for outdoor activities, gardening, or simply unwinding in the fresh air. Additionally, the driveway provides ample parking and leads to a detached double garage, ensuring plenty of storage and parking space. This bungalow is offered for sale in "turn-key" condition and is in close proximity to a variety of local amenities. Whether you're looking for a peaceful retreat or a family-friendly home, this property ticks all the boxes.

The accommodation with approximate measurements briefly comprises:

**UPVC front door into entrance hall.**

**ENTRANCE HALL (20' x 9'4)** Radiator and storage cupboard housing the boiler. Doors to dining lounge, kitchen, bathroom and bedrooms.



ENTRANCE HALL

**DINING LOUNGE (21' x 14')** UPVC double glazed windows to the front and side, UPVC sliding patio doors to the rear garden, and two radiators.



DINING LOUNGE



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**KITCHEN (13'7 x 8'8)** Fitted kitchen incorporating sink unit with mixer tap, Bosch oven and grill, Bosch four ring induction hob with Neff extractor hood above, plumbing for washing machine. Wood effect laminate flooring, UPVC double glazed window and UPVC double glazed door to the rear.



KITCHEN

**BATHROOM (8'7 x 7')** Three piece suite comprising shower above panelled bath, WC and wash hand basin. Wood effect laminate flooring, tiled walls and UPVC double glazed window to the rear.



BATHROOM

**BEDROOM 1 (14'9 x 8'9)** UPVC double glazed window to the front and radiator.



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**BEDROOM 2 (11'9 x 11')** UPVC double glazed window to the rear, radiator and access to the loft via a drop down ladder.



BEDROOM 2

**BEDROOM 3 (9'9 x 8'8)** UPVC double glazed window to the front and radiator.



BEDROOM 3

**LOFT (16'7 x 10'7)** Velux window to the rear, boarded ceiling, fitted worksurfaces and drawers.



LOFT ROOM

**OUTSIDE** Lawned front garden with tarmac footpath and a tarmac driveway leading to the detached double garage. Expansive lawned rear garden incorporating a tarmac pathway, gravelled areas, trees, shrubs and bushes and an outside tap.

**DETACHED DOUBLE GARAGE (23' x 17'3)** Power and light.

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GARDEN

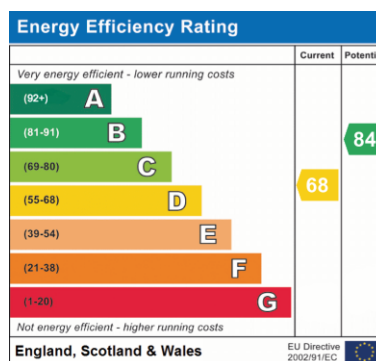


FRONT OF THE PROPERTY

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

**COUNCIL TAX** We are informed the property is Tax Band C.

**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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more than

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more than

**390**

properties sold from  
our Carlisle office

we sold

**255**

more properties than  
our closest competitor

we have over

**500**

Google reviews with a  
4.9/5 Google Rating

\*UK Rightmove, Market Share Information  
from 31/01/2023 - 31/01/2024, CA1 to CA8

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