

# Cumbrian Properties

91 Briar Bank, Belah, Carlisle



**Price Region £209,000**

**EPC-D**

Extended semi-detached property | 4 bedrooms  
1 reception room | 1 bathroom | North of the city  
Loft room | Driveway parking & outbuildings

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Situated to the north of the River Eden, this extended four bedroom semi-detached property with the benefit of a loft room and quality fixtures & fittings. The double glazed and gas central heated accommodation briefly comprises entrance hall, open plan living, dining lounge and dining kitchen, and ground floor bedroom with fitted wardrobes, French doors to the rear garden and en-suite cloakroom. To the first floor there are two further double bedrooms, single bedroom and modern four piece bathroom. A staircase from bedroom 2 leads to the loft room with Velux window and built-in cupboards. Block paved front garden providing ample off-street parking and lawned rear garden with outbuildings and access to the public field behind. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

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

**ENTRANCE HALL** Radiator, solid oak staircase to the first floor, understairs shelved storage cupboard with rail and light, wood effect laminate flooring and doorway to open plan living.



ENTRANCE HALL

**DINING LOUNGE (23'4 x 19')** UPVC double glazed window to the front, log burner, two radiators and wood effect laminate flooring.



DINING LOUNGE



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**DINING KITCHEN (19'4 x 10'8)** Newly fitted kitchen incorporating a one and a half bowl sink unit with mixer tap, tiled splashbacks, four ring electric hob with extractor hood above, integrated dishwasher, eye-level self-cleaning oven, wood effect laminate flooring, UPVC double glazed window to the rear and UPVC double glazed frosted door to the side. Door to ground floor bedroom.



DINING KITCHEN

**GROUND FLOOR BEDROOM (17'4 x 9'8)** UPVC double glazed French doors to the rear garden, vertical radiator, fitted wardrobes, wood effect laminate flooring and door to en-suite cloakroom.

**EN-SUITE CLOAKROOM (4'6 x 4')** Two piece suite comprising WC with concealed cistern and vanity unit wash hand basin. Part tiled walls, UPVC double glazed frosted window to the side and wood effect laminate flooring.



GROUND FLOOR BEDROOM



EN-SUITE CLOAKROOM

**FIRST FLOOR LANDING** UPVC double glazed frosted window to the side, doors to bedrooms and bathroom.

**BEDROOM 2 (11'8 x 11')** UPVC double glazed window to the rear, radiator, wood effect laminate flooring and staircase to the loft room.

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BEDROOM 2

**BEDROOM 3 (11'9 x 10'3)** UPVC double glazed window to the front, radiator, wood effect laminate flooring and built-in wardrobe.



BEDROOM 3

**BEDROOM 4 (9' x 8'4)** UPVC double glazed window to the front, radiator and wood effect laminate flooring.



BEDROOM 4



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**BATHROOM (8' x 7'6)** Four piece suite comprising WC with concealed cistern, wash hand basin, walk-in shower with rainfall head and body attachment, and panelled bath with mixer tap and shower attachment. Heated towel rail, Karndean flooring and UPVC double glazed frosted window to the side.



BATHROOM

**LOFT ROOM (11'9 x 11')** Radiator, Velux window to the rear and built-in cupboard with sliding doors, rails and lighting.



LOFT ROOM

**OUTSIDE** Block paved front garden providing off-street parking for several vehicles. Enclosed lawned rear garden with block paved patio, timber steps leading up to the French doors to bedroom 1, outbuildings, wooden decking, good size timber shed, pedestrian access gate to the public field behind and gated access to the side of the property leading to a block paved pathway.

**OUTBUILDING 1** Currently used as a utility room with power, shelving and plumbing.

**OUTBUILDING 2 (10'8 x 5'9)** Power, shelving and light.

**OUTBUILDING 3 (15' x 11')** UPVC double glazed frosted window to the side, light and power, fitted stainless steel worksurface and drawers. Currently used as a workshop and gym.



GARDEN

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

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

**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.

