

Cumbrian Properties

8 Hawthorn Grove, Carlisle



Price Region £100,000

EPC-D

Detached bungalow | Conservatory
Low maintenance gardens | 1 bedroom | 1 bathroom
Recently refurbished | No onward chain

01228 599940
2 Lonsdale Street, Carlisle CA1 1DB

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

2/ 8 HAWTHORN GROVE, CARLISLE

This one bedroom one bathroom detached bungalow has been newly refurbished including windows, radiators, rewiring and newly fitted kitchen. To the front of the property is a newly constructed entrance porch, leading to the entrance hall with built-in cupboard housing the 2 year old combi-boiler. A lounge with contemporary electric fire, newly fitted high gloss kitchen with marble tile splashback leading through to the rear conservatory, with French doors leading to the paved garden. There is a double bedroom and a modern three piece shower room. There are low maintenance gardens to the front and rear of the property, with the front being maintained by Riverside and plenty residents parking. Located in close proximity to local shops, parks, and bus stops and regular bus routes to the city centre, the property would be an ideal buy for those looking for single storey accommodation and is sold with no onward chain.

The accommodation with approximate measurements briefly comprises:

Entry through UPVC front door into a newly constructed entrance porch.

ENTRANCE PORCH Newly constructed. Perspex roof, double glazed windows, wood effect flooring and UPVC front door into the entrance hall.

ENTRANCE HALL Doors to the lounge, kitchen, bedroom, bathroom, built-in storage cupboard housing the main combi-boiler. Newly fitted wood effect flooring and access to the loft.



ENTRANCE HALL

LOUNGE (13'3 x 12') Pebble effect electric fire, two double glazed windows to the front and rear, radiator, and heightened TV aerials and sockets for wall mounted TV.



LOUNGE

3/ 8 HAWTHORN GROVE, CARLISLE

BEDROOM (13' x 9') Double glazed window to the front of the property, radiator, and heightened TV aerials and sockets for wall mounted TV.



BEDROOM

SHOWER ROOM (7'3 x 6') Three piece suite comprising walk-in shower cubicle, vanity unit wash hand basin and WC. Fully tiled walls, frosted glazed window and radiator.



SHOWER ROOM

KITCHEN (10' x 6'6) Freestanding electric oven/grill and four burner electric hob, space for full height fridge freezer, plumbing and space for washing machine, sink unit with mixer tap, high gloss wall and base units, tiled splashbacks, wood effect flooring and door to the conservatory.



KITCHEN

4/ 8 HAWTHORN GROVE, CARLISLE

CONSERVATORY (11'6 x 6'9) Perspex roof and double glazed window, double glazed French door to the rear garden and wood effect flooring.



CONSERVATORY

OUTSIDE To the front of the property, is a small lawned garden which is maintained by Riverside. To the rear of the property, is a low maintenance rear 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.

