

# Cumbrian Properties

13 Bouch Way, Thursby



**Price Region £225,000**

**EPC-**

Semi-detached | Popular village location  
1 reception room | 3 bedrooms | 2 bathrooms  
Gardens and driveway | Immaculately presented

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2/ 13 BOUCH WAY, THURSBY

This immaculately presented three bedroom, two bathroom semi-detached property is situated in the popular village of Thursby to the west of Carlisle. The recently constructed Story home comprises of entrance hall, lounge, cloakroom and dining kitchen with integrated appliances. To the first floor are three bedrooms, en-suite to Master, a three piece family bathroom and fully boarded loft with ladder. Driveway parking to the front of the property for two vehicles. Generous rear lawned garden with raised flower beds, tiled patio and pergola seating area. This property would make a beautiful home for couples and families alike, situated just a five minute drive into Carlisle with good access links to west Cumbria and with local shops and schools in close proximity.

The accommodation with approximate measurements briefly comprises:

Entry via composite door into entrance hall

**ENTRANCE HALL** Staircase to the first floor, understairs storage cupboard, wood effect flooring and radiator. Doors to lounge, dining kitchen and cloakroom.



ENTRANCE HALL

**LOUNGE (15'7 max x 11'4 max)** Double glazed window to the front of the property, radiator and feature wood panelled wall.



LOUNGE

**CLOAKROOM** Two piece suite comprising wash hand basin and WC with concealed cistern. Part tiled walls, radiator, wood effect flooring and double glazed frosted window.

13 BOUCH WAY, THURSBY



CLOAKROOM

**DINING KITCHEN (16'6 max x 9'7 max)** Fitted kitchen incorporating an electric oven and grill, five burner gas hob with extractor hood above, a 1.5 bowl stainless steel sink with mixer tap, plumbing for washing machine and integrated dishwasher and fridge/freezer. Double glazed window, under counter lighting, wood effect flooring, radiator and double glazed bi-fold doors leading out to the rear garden.



DINING KITCHEN

**FIRST FLOOR LANDING** Built in storage cupboard housing the hot water cylinder, access via ladder to fully boarded loft space. Doors to bedrooms and family bathroom.

4/ 13 BOUCH WAY, THURSBY

**BEDROOM 1 (11'5 x 10'8)** Double glazed windows to the front of the property, radiator and door to en-suite shower room.



BEDROOM 1

**EN-SUITE SHOWER ROOM (7'8 x 4'5)** Three piece suite comprising double walk-in shower cubicle with water fall shower head, vanity unit wash hand basin and WC with concealed cistern. Part tiled walls, tiled flooring, spotlights to ceiling, heated towel rail and double glazed frosted window.



EN-SUITE SHOWER ROOM

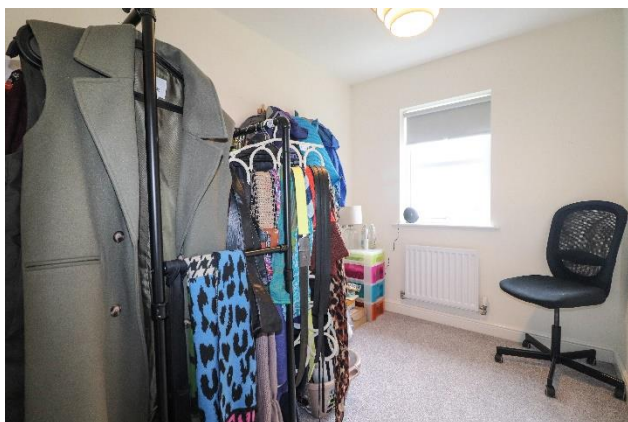
**BEDROOM 2 (9'3 x 9'2)** Double glazed window to the rear of the property with radiator below.



BEDROOM 2

5/ 13 BOUCH WAY, THURSBY

**BEDROOM 3 (9'3 x 7')** Double glazed window to the rear of the property with radiator below.



BEDROOM 3

**FAMILY BATHROOM (8'3 x 5'9)** Three piece suite comprising of shower over panelled bath, vanity unit wash hand basin and WC with concealed cistern. Part tiled walls, heated towel rail, spotlights to ceiling, tiled flooring and double glazed frosted window.



FAMILY BATHROOM

**OUTSIDE** To the front of the property is a block paved driveway providing off street parking for two vehicles. Generous rear lawned garden with raised flower beds, tiled patio seating area and pergola. Outside water tap and garden shed.



REAR GARDEN

6/ 13 BOUCH WAY, THURSBY

**TENURE** To be confirmed

**COUNCIL TAX** To be confirmed

**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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