

# Cumbrian Properties

30 Egerton Grove, Morton West



**Price Region £200,000**

**EPC-**

Semi-detached house | West of the city  
2 reception rooms | 3 bedrooms | 1 bathroom  
Low maintenance gardens | Drive and garage

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## 2/ 30 EGERTON GROVE, MORTON WEST, CARLISLE

This spacious three bedroom, one bathroom semi-detached home has been well maintained both inside and out. The property is double glazed and gas central heated and the roof has recently been replaced. Off the entrance hall is a practical ground floor cloakroom, a bay fronted lounge with electric fire leading to the dining room which has French doors to the rear garden and access into the kitchen. The kitchen has solid wood wall and base units providing plenty of storage and access to the side of the property. To the first floor there are two double bedrooms which both have fitted wardrobes and a single bedroom with fitted storage. A fully tiled three piece shower room with large shower cubicle completes the first floor. Externally there are low maintenance gardens to the front and rear along with driveway parking providing off street parking for three to four vehicles and a single garage with power supply. Located in a popular location to the west of the city, this property would make an ideal family home being within easy walking distance of the local shops and schools and with great access to the western by pass and on regular bus routes to the city centre.

The accommodation with approximate measurements briefly comprises:

Entry via UPVC door into entrance hall.

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

**CLOAKROOM** Double glazed frosted window and a two piece suite comprising of low level WC and wash hand basin.

**LOUNGE (15'9 max to bay window x 10')** Double glazed bay window to the front, radiator, electric fire, coving to ceiling and door to the dining room.



LOUNGE

**DINING ROOM (12'7 x 8')** Double glazed French doors leading out to the rear garden, radiator, coving to ceiling and door to the kitchen.



3/ 30 EGERTON GROVE, MORTON WEST, CARLISLE



DINING ROOM

**KITCHEN (15'4 max x 7'6 max)** Solid wood wall and base units with brick effect tiled splashbacks and incorporates space for free standing cooker, plumbing for washing machine and space for full height fridge/freezer, stainless steel sink with mixer tap. Built in pantry, wood effect flooring, two double glazed windows, coving to ceiling and UPVC door leading to the side of the property.



KITCHEN

**FIRST FLOOR LANDING** Doors to bedrooms and shower room, double glazed window and built in storage cupboard with access to the loft.

**BEDROOM 1 (12' max x 10' max)** Double glazed window to the front, radiator and built in wardrobes with sliding doors.



BEDROOM 1



4/ 30 EGERTON GROVE, MORTON WEST, CARLISLE

**BEDROOM 2 (11'7 x 10')** Double glazed window to the rear with view over the park, radiator, coving to ceiling and built in wardrobes with sliding doors.



BEDROOM 2

**BEDROOM 3 (8'6 x 7')** Double glazed window to the rear, radiator and built in storage cupboard housing the combi boiler.



BEDROOM 3

**SHOWER ROOM (7'4 x 5'6)** Three piece suite comprising of walk-in shower cubicle, wash hand basin and WC. Tiled walls, heated towel rail and two double glazed frosted windows.



SHOWER ROOM

5/ 30 EGERTON GROVE, MORTON WEST, CARLISLE

**OUTSIDE** To the front of the property there is a low maintenance gravelled garden with mature trees and shrubs and a block paved driveway providing off street parking for up to four vehicles leading up to the single garage with power supply and gate providing pedestrian access to the rear of the property. Low maintenance rear paved garden with outside water supply.



GARDENS, DRIVE AND GARAGE

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

**COUNCIL TAX** We are informed the property is in 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.

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