

Cumbrian Properties

92 Boundary Road, Currock



Price Region £155,000

EPC-D

Bay fronted terraced property | Garage & garden
2 reception rooms | 3 bedrooms | First floor bathroom
Attic room | Some internal cosmetic work required

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2/ 92 BOUNDARY ROAD, CURROCK, CARLISLE

A three bedroom, two reception room, bay fronted, terraced property retaining many characterful features and with the benefit of a rear yard, detached garage/workshop and lawned garden. The property is double glazed and gas central heated with a two year old combi boiler and has recently had a new roof but does require some internal cosmetic work. The accommodation briefly comprises vestibule, entrance hall with understairs storage, bay fronted dining lounge with feature stained glass window and multi fuel stove, spacious dining kitchen with French doors to the rear yard, separate utility room and cloakroom. The staircase to the first floor has a feature arched window overlooking the sitting room and off the first floor landing there are three bedrooms and four piece family bathroom. To the second floor there is a fully boarded attic room with a new Velux window which would make an ideal office or play room. With primary schools, shops and playing fields on your doorstep and on regular bus routes to the city centre the property would make an idea family home offering plenty of space inside and out.

The accommodation with approximate measurements briefly comprises:

Composite front door into vestibule.

VESTIBULE Part wood panelled walls, tiled flooring, original coving and opening to the entrance hall.

ENTRANCE HALL Door to dining lounge, understairs storage cupboard, radiator, wood effect flooring and original coving and cornice.



ENTRANCE HALL

DINING LOUNGE (26'5 max into bay window x 11'5 max) Double glazed bay window with wood panelling, multi fuel stove, wood effect flooring and glazed doors to the dining kitchen.



DINING LOUNGE

3/ 92 BOUNDARY ROAD, CURROCK, CARLISLE



DINING LOUNGE

DINING KITCHEN (17'6 max x 15'6) Fitted kitchen incorporating an electric oven and grill, four ring hob with extractor hood above, one and a half bowl sink with mixer tap, breakfast bar, tiled worksurfaces, two radiators, Velux window, panelled ceiling, double glazed window, staircase to the first floor, tiled flooring, double glazed composite doors to the rear yard and door to the utility room.



DINING KITCHEN

UTILITY ROOM Plumbing for washing machine, part tiled walls, tiled flooring, storage units, double glazed frosted window and sliding door to the cloakroom.

CLOAKROOM Two piece suite comprising wash hand basin and WC. Frosted glazed window, panelled ceiling and radiator.

FIRST FLOOR LANDING Doors to bedrooms 1 and 2, step down to bedroom 3 and bathroom, and staircase to the second floor.



4/ 92 BOUNDARY ROAD, CURROCK, CARLISLE

BEDROOM 1 (15'6 max x 10' max) Double glazed part stained glass window to the front.



BEDROOM 1

BEDROOM 2 (9'9 x 9'5) A range of fitted wardrobes housing the combi boiler, double glazed Velux window, frosted glass window overlooking the landing and wood effect flooring.



BEDROOM 2

BEDROOM 3 (8'9 x 7'6) A range of fitted wardrobes, double glazed window to the rear and radiator.



BEDROOM 3

5/ 92 BOUNDARY ROAD, CURROCK, CARLISLE

BATHROOM (8'8 x 5'8) Four piece suite comprising walk-in shower cubicle, panelled bath, vanity unit wash hand basin and WC. Frosted glazed window, part boarded walls, panelled ceiling, tile effect flooring, radiator and built-in storage cupboard.



BATHROOM

SECOND FLOOR

ATTIC ROOM Fully boarded with double glazed Velux window.



ATTIC ROOM

OUTSIDE Front forecourt and low maintenance patio style rear garden with outside tap and a door leading to the rear lane where there is a **DETACHED GARAGE** and a lawned garden.



REAR YARD

6/ 92 BOUNDARY ROAD, CURROCK, CARLISLE

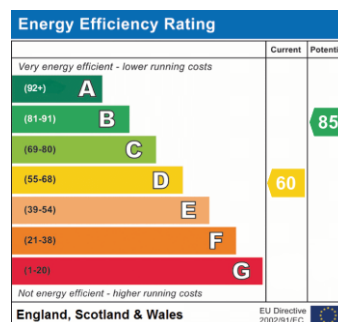


GARAGE

TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is Tax Band B.

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