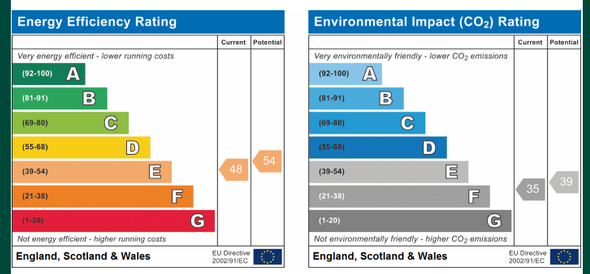
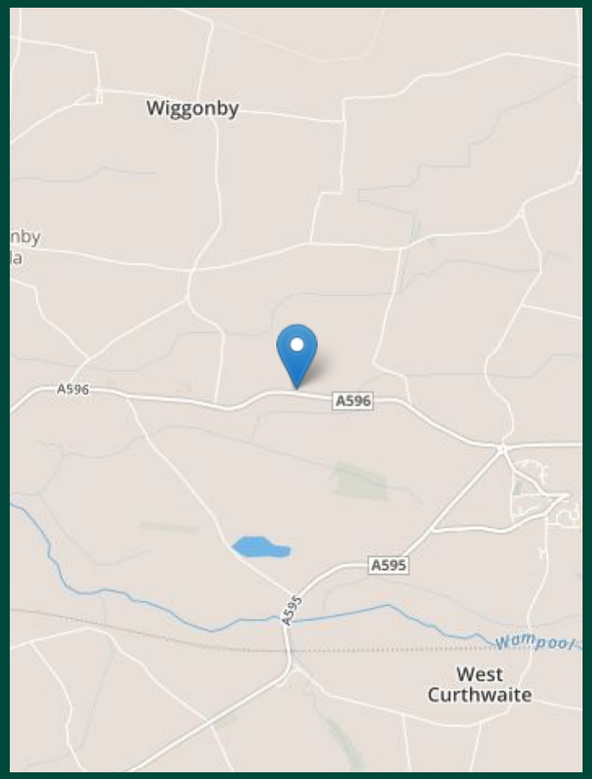
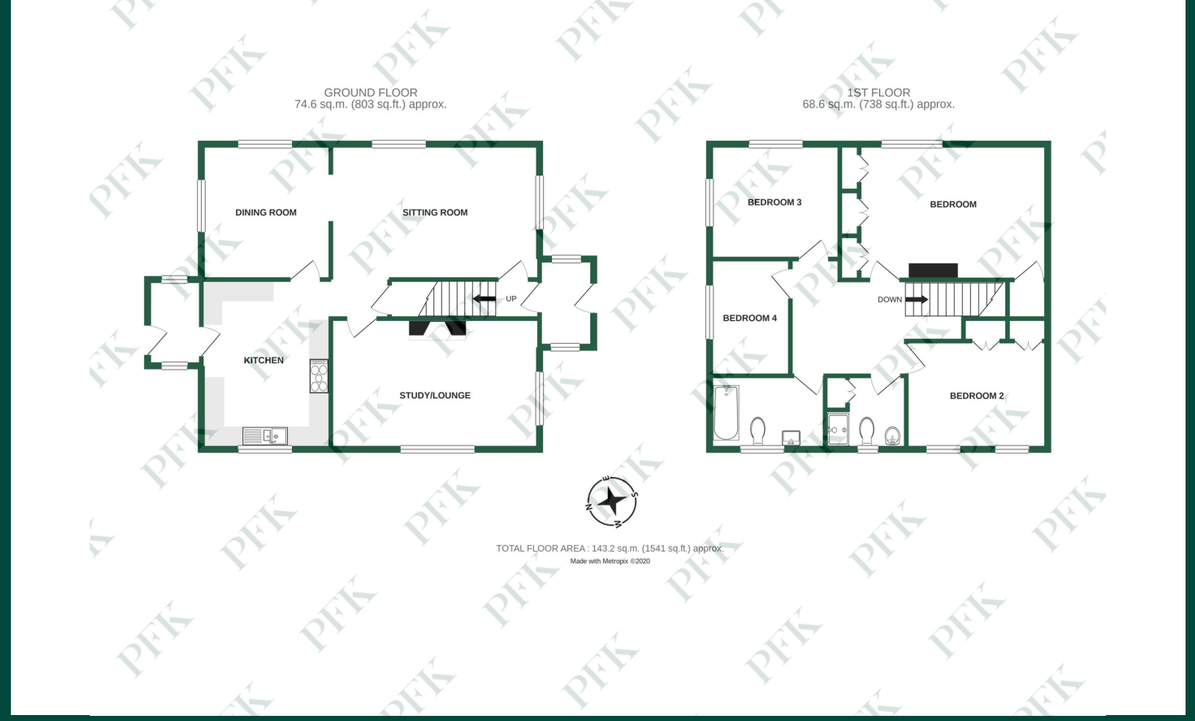
PFK

Price Guide: £280,000







40 Bank End, Thursby, Carlisle, CA5 6QN

- Detached family house
- Four bedrooms
- Two reception rooms
- Dining kitchen, open views
- Large garden, parking
- EPC rating E

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The Property Ombudsman

RICS

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LOCATION

The village of Thursby is situated just over seven miles from Carlisle city centre and benefits from a good range of amenities including junior school and public house. The village is also served by a regular bus service and is well located close to the main road network for access to west Cumbria, the M6 motorway via the city by-pass and both Dalston and Carlisle, together with the Lake District National Park and the Solway coast. Carlisle, the region's capital, has a superb range of social, leisure and retail opportunities.

PROPERTY DESCRIPTION

Deceptively spacious family home with large garden and open views to the front and rear. Approached by a private driveway, set back from the road and occupying a generous plot of approximately 0.5 acre. Accommodation comprises: living/dining room, sitting room and dining kitchen on the ground floor with three double bedrooms, one single bedroom, ample storage, family bathroom with freestanding bath and separate shower room on the first floor. Externally the gardens wrap around the property, mainly laid to lawn with established trees and borders, gravelled areas, ample parking and garden sheds. Conveniently located with easy access to both Carlisle and Wigton and the village of Thursby with school and public house nearby.

ACCOMMODATION

Entrance Vestibule

Entrance Hall

Stairs leading to the first floor.

Living/Dining Room

5.42m x 3.35m (17' 9" x 11' 0") Beam to ceiling, open fire with hearth, surround and mantel, radiator, dual aspect windows.

Dining Room

3.34m x 3.43m (10' 11" x 11' 3") Dual aspect reception room with two radiators.

Sitting Room

3.37m x 5.42m (11' 1" x 17' 9") Dual aspect reception room with beam to ceiling, hearth, surround and mantel, radiator.

Dining Kitchen

4.42m x 3.34m (14' 6" x 10' 11") Fitted with a range of wall and base units with complementary work surfaces incorporating 1.5 sink and drainer unit with mixer tap and tiled splashbacks. Freestanding LPG gas range cooker with extractor over, plumbing for washing machine, storage cupboard, tiled flooring, dual aspect windows, door to rear porch.

Rear Porch

Housing central heating boiler, door to rear garden.

FIRST FLOOR LANDING

Loft access, radiator.

Bedroom 1

3.38m x 4.41m (10' 9" x 14' 6") Side aspect double bedroom with radiator and fitted wardrobes.

Bedroom 2

2.96m x 2.92m (9' 9" x 9' 7") Side aspect bedroom with radiator and fitted wardrobes.

Bedroom 3

3.35m x 3.07m (11' 0" x 10' 1") Dual aspect double bedroom with radiator.

Bedroom 4

2.62m x 2.56m (8' 7" x 8' 5") Rear aspect bedroom with radiator.

Bathroom

3.32m x 2.04m (10' 11" x 6' 8") Fitted with three piece suite incorporating freestanding bath, low level WC, pedestal wash hand basin, illuminated mirror, panelled walls, inset ceiling lights, radiator, obscured window to front.

Shower Room

Fitted with three piece suite incorporating shower cubicle with panelled walls, wash hand basin and WC, shelved cupboard housing hot water cylinder, radiator, tiled walls, obscured window to side.

EXTERNALLY

Gardens and Parking

To the front, the garden is mainly laid to lawn with well stocked borders and flower beds. To the side, the garden has a lawn area with borders and vegetable plot and to the rear a further established garden is laid to lawn with paved patio area, shrubs, trees and garden shed. Ample off road parking is available on the private driveway.

ADDITIONAL INFORMATION

Referral & Other Payments

PFK work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee: Napthens, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of a sale or purchase, PFK will receive a referral fee of £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances, PFK will receive a referral fee - the average fee earned in 2019 was £212.71; ETSOS/EPC and Floorplan Providers - EPC and floorplan £66.00, EPC only £24.00, floorplan only £6.00. All figures quoted are inclusive of VAT.

SALE DETAILS

Services: Mains electricity, water and septic tank drainage. Oil fired central heating and double glazing installed throughout. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Viewing: Through our Carlisle office, 01228 558 666.

Directions: From Carlisle city centre proceed west along Castle Way and continue on to A595 - Wigton Road. Continue on this road for approx.7 miles then, at the roundabout at the end of the Thursby bypass, take the third exit on to the A596. The property can be found on the right hand side before the lay by.