

Cumbrian Properties

13b Beck Road, Belle Vue, Carlisle



Price Region £345,000

EPC-C

Detached family home | Sun room
1 reception room | 4 bedrooms | 2 bathrooms
Spacious rear garden | Driveway & garage

01228 599940
2 Lonsdale Street, Carlisle CA1 1DB

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

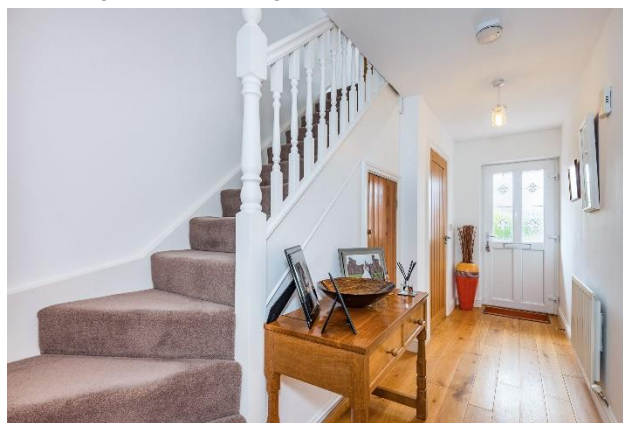
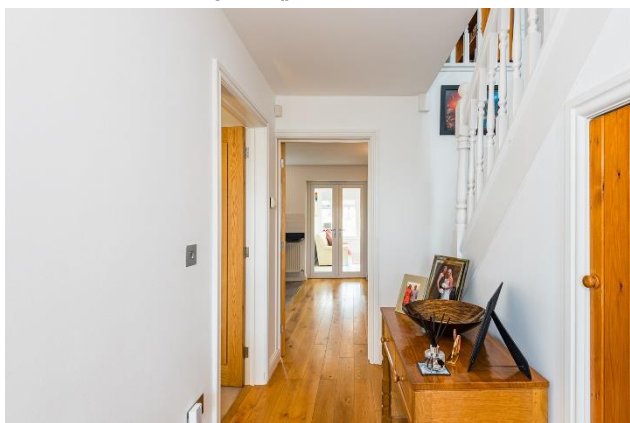
2/ 13B BECK ROAD, BELLE VUE, CARLISLE

An immaculately presented, four bedroom, two bathroom detached property with the benefit of a sun room situated in this popular residential area to the west of the city. The accommodation briefly comprises entrance hall, cloakroom, lounge, dining kitchen with integrated appliances, utility room, office and sun room with underfloor heating and recently fitted "warm roof". To the first floor there are three double bedrooms, single bedroom, master en-suite shower room and four piece family bathroom. Block paved front garden providing off-street parking for up to three cars, garage and spacious lawned rear garden with tiered patio and garden shed. Viewing is highly recommended.

The accommodation with approximate measurements briefly comprises:

UPVC front door into entrance hall.

ENTRANCE HALL Radiator, engineered oak flooring, staircase to the first floor and understairs storage cupboard. Doors to cloakroom, lounge and dining kitchen.



ENTRANCE HALL

CLOAKROOM Two piece suite comprising WC and wash hand basin. UPVC double glazed frosted window to the front, heated towel rail, part tiled walls and tiled flooring.

LOUNGE (16'5 x 10') UPVC double glazed window to the front, radiator, coving to the ceiling and gas fire with marble back and hearth in a wooden surround.



LOUNGE

3/ 13B BECK ROAD, BELLE VUE, CARLISLE

DINING KITCHEN (21' x 12') Fitted kitchen incorporating a four ring induction hob with extractor hood above, two eye-level built-in ovens, eye-level built-in microwave, integrated dishwasher, integrated fridge and freezer, quartz worksurfaces and tiled splashbacks. UPVC double glazed window to the rear, two radiators, tile effect Karndean flooring to the kitchen area and engineered oak flooring to the dining area. Doors to utility room and office and French doors to the sun room.



DINING KITCHEN

UTILITY ROOM (6'9 x 5') Wall and base units, stainless steel sink with mixer tap, plumbing for washing machine, space for tumble dryer, Worcester boiler, radiator, tiled flooring and door to garage.

OFFICE (6' x 4'8) Radiator, engineered oak flooring and UPVC double glazed window.

SUN ROOM (16' x 11'8) UPVC double glazed windows and French doors to the garden, "warm roof", tiled flooring with underfloor heating, vertical radiator, Velux windows and ceiling spotlights.



SUN ROOM

FIRST FLOOR

LANDING Doors to bedrooms and family bathroom. Access via a pull-down ladder to the boarded loft with light.

4/ 13B BECK ROAD, BELLE VUE, CARLISLE



LANDING

FAMILY BATHROOM (10' x 8') Four piece suite comprising panelled bath, walk-in shower unit, vanity unit wash hand basin and WC with concealed cistern. Tiled walls, tiled flooring, heated towel rail and UPVC double glazed frosted window to the side.



FAMILY BATHROOM

BEDROOM 1 (18'3 x 9'5) UPVC double glazed window to the front, radiator, two built-in wardrobes with sliding doors and door to en-suite shower room.



BEDROOM 1

5/ 13B BECK ROAD, BELLE VUE, CARLISLE

EN-SUITE SHOWER ROOM (8'8 x 6') Three piece suite comprising walk-in shower unit, wash hand basin and WC. UPVC double glazed frosted window to the rear, heated towel rail, part tiled walls and tiled flooring.



EN-SUITE SHOWER ROOM

BEDROOM 2 (12'6 x 10') UPVC double glazed window to the front and radiator.



BEDROOM 2

BEDROOM 3 (13'6 x 8'8) UPVC double glazed window to the rear, radiator and built-in wardrobes.



BEDROOM 3

6/ 13B BECK ROAD, BELLE VUE, CARLISLE

BEDROOM 4 (9'5 x 8'8) UPVC double glazed window to the rear and radiator.



BEDROOM 4

OUTSIDE Block paved front garden providing off-street parking for up to three cars in front of the garage. Beautifully presented, lawned rear garden incorporating paved tiered patio, floral borders, garden shed, outside tap and external power points.

GARAGE (17' x 9') Power and light and consumer unit.



REAR GARDEN

7/ 13B BECK ROAD, BELLE VUE, CARLISLE

TENURE We are informed the tenure is Freehold.

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

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.

