Price Region £250,000

EPC-D

Detached bungalow | North of Carlisle
22' dining kitchen | 3 bedrooms | 1 bathroom
Gated driveway and garage | Front & rear gardens

2/ THE ORCHARD, HARKER, CARLISLE

This three-bedroom detached bungalow, located to the north of Carlisle, offers a blend of comfort and convenience with double glazing and gas central heating throughout. The accommodation comprises an inviting entrance hall, a bright and spacious lounge, and an impressive 22' dining kitchen with French doors leading to a low-maintenance, fence-enclosed rear garden featuring laid shillies and a patio area. The property has three bedrooms, two of which are doubles with fitted furniture, a three-piece shower room, a utility room, and an integral garage for secure parking or extra storage. To the front, a gated driveway by laid shillies, floral beds, mature shrubs, trees, and bushes, adding to its appeal. Conveniently situated close to an array of amenities, including shops, supermarkets, and the Kingstown Industrial Estate, this bungalow is an ideal choice for families, professionals, or retirees seeking a peaceful yet accessible location.

The accommodation with approximate measurements briefly comprises:

UPVC double glazed door into entrance hall.
ENTRANCE HALL (17'9 x 9'5) Radiator, shelved storage cupboard, coving to ceiling, dado rail and doors to lounge, bedrooms, bathroom and dining kitchen.

ENTRANCE HALL

LOUNGE (16' x 11'3) Double glazed window to the front, radiator and fireplace.

LOUNGE

BEDROOM 1 (16' x 10'10) Double glazed window to the front, radiator, coving to ceiling and fitted wardrobes, cupboards and bedside tables.

BEDROOM 1

BEDROOM 2 (13'3 x 8'9) Double glazed window to the rear and fitted wardrobes, cupboards and bedside tables.

BEDROOM 2

BEDROOM 3/ OFFICE (9'6 x 9'4) Double glazed window to the front, radiator and coving to ceiling.

BEDROOM 3/OFFICE

SHOWER ROOM (9'7 x 7'5) Three piece suite comprising of low level WC, wash hand basin and walk-in shower unit. Tiled splashbacks, heated towel rail, tile effect vinyl flooring and double glazed frosted window to the rear.

4/ THE ORCHARD, HARKER, CARLISLE.

SHOWER ROOM

<u>DINING KITCHEN (20'5 x 9'6)</u> Fitted kitchen incorporating built in eye level Bosch oven, grill and microwave, a 1.5 bowl sink unit with drainer and mixer tap, tiled splashbacks and four burner Bosch electric hob with overhead extractor. Double glazed window to the rear, radiator, dado rail, tile effect vinyl flooring, door to garage and UPVC double glazed French doors leading to the rear garden.

DINING KITCHEN

<u>INTEGRATED GARAGE (17' x 9'7)</u> Up and over door, light, power and door to the utility area.

<u>UTILITY AREA (9'6 x 7')</u> Fitted worksurface and units, sink with drainer and mixer tap, tiled splashbacks, double glazed window to the rear, radiator, plumbing for washing machine and houses the boiler. UPVC door to the rear garden.

UTILITY AREA

OUTSIDE Timber gated shillied driveway to the front of the property with floral borders, shrubs and bushes. Fence enclosed low maintenance rear garden with flagged patio area, floral borders, laid shillies and shillied pathway leading round to the front.

REAR GARDEN

TENURE We are informed the tenure is Freehold.

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

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