

Cumbrian Properties

81 Mount Pleasant Road, Currock



Price Region £110,000

EPC-D

Semi-detached property | Detached double garage
2 reception rooms | 4 bedrooms | 2 bathrooms
Front & rear gardens | No onward chain

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2/ 81 MOUNT PLEASANT ROAD, CURROCK, CARLISLE

A deceptively spacious, four bedroom, two bathroom, semi-detached property, which does require some modernisation, situated close to a variety of local amenities and only a stones throw from Hammonds Pond. The double glazed and central heated accommodation briefly comprises entrance hall, 21' dining lounge with patio doors to the rear garden, dining room, fitted kitchen, inner hall, ground floor bedroom/sitting room and wet room. To the first floor there are three bedrooms and bathroom. Low maintenance flagged front garden, good size lawned rear garden with paved patio and detached double garage.

The accommodation with approximate measurements briefly comprises:

Front door into entrance hall.

ENTRANCE HALL UPVC double glazed frosted window to the front, radiator, staircase to the first floor and door to dining lounge.



ENTRANCE HALL

DINING LOUNGE (21' x 13') Fireplace housing an electric fire, radiator, UPVC double glazed patio doors to the rear garden and door to dining room.



DINING LOUNGE

DINING ROOM (13' x 8') UPVC double glazed window to the front, radiator, understairs cupboard, doors to the kitchen and inner hall.

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DINING ROOM

KITCHEN (13' x 8'8) Fitted kitchen incorporating an electric oven and grill, four ring gas hob with tiled splashback and extractor hood above, sink unit with mixer tap and plumbing for washing machine. UPVC double glazed window to the rear and UPVC double glazed frosted door to the rear garden.



KITCHEN

INNER HALL UPVC double glazed window to the rear, doors to wet room and ground floor bedroom/sitting room.

WET ROOM (8'4 x 5'5) Wall mounted shower, WC and wash hand basin. Part tiled walls, tiled flooring, radiator and UPVC double glazed frosted window to the front.



WET ROOM

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BEDROOM/SITTING ROOM (13' x 7') UPVC double glazed window to the rear, radiator and loft access.



BEDROOM/SITTING ROOM

FIRST FLOOR

LANDING UPVC double glazed frosted window to the front, loft access, doors to bedrooms and bathroom.

BEDROOM 1 (13' x 11') UPVC double glazed window to the rear, radiator, fitted wardrobe and original fireplace.



BEDROOM 1

BEDROOM 2 (12'9 x 8') UPVC double glazed window to the rear and radiator.



BEDROOM 2

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BEDROOM 3 (9'8 x 7'5) UPVC double glazed window to the front, radiator and built-in storage cupboards – one housing the Baxi boiler.

BATHROOM (7' x 4'9) Three piece suite comprising shower above panelled bath, wash hand basin and WC. Tiled splashbacks, radiator, wood effect vinyl flooring and UPVC double glazed window to the front.



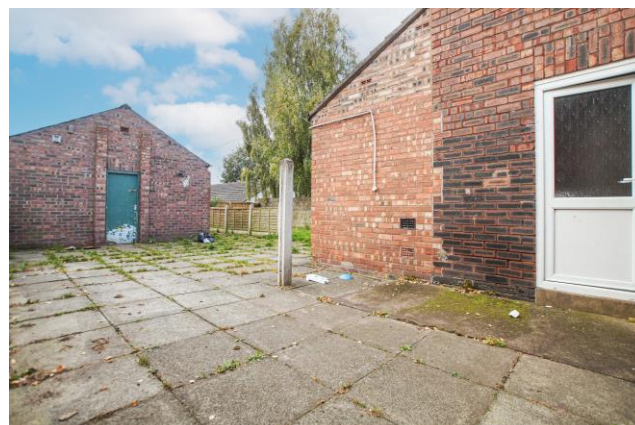
BEDROOM 3



BATHROOM

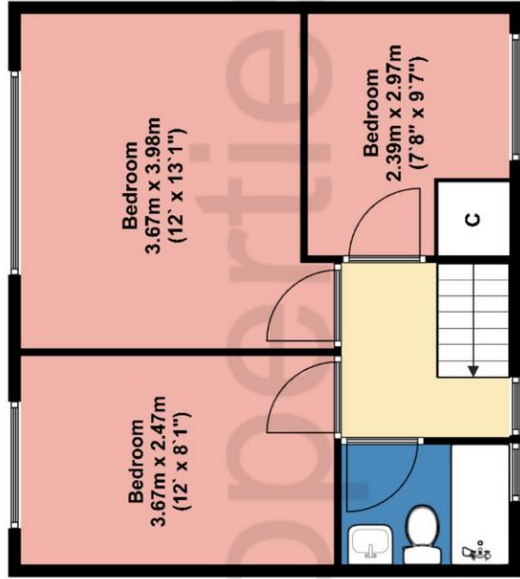
OUTSIDE Low maintenance walled front garden laid to flag stones. Enclosed lawned rear garden with paved patio and access to the detached double garage.

DETACHED DOUBLE GARAGE (16'7 x 15'5) Timber doors, power, light and UPVC double glazed window to the side.





Ground Floor
Approx 67.00 Sq meters (721.00 Sq feet).



First Floor
Approx 38.00 Sq meters (409.00 Sq feet).

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TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is 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.

