

Cumbrian Properties

114 Shadygrove Road, Carlisle



Price Region £70,000

EPC-

Ground floor flat | Conservatory

1 reception room | 1 bedroom | 1 bathroom

Allocated parking & private rear garden | No onward chain

01228 599940
2 Lonsdale Street, Carlisle CA1 1DB

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

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This one bedroom, ground floor flat offers a modern kitchen, conservatory, allocated parking and a private low maintenance rear garden. Situated within a convenient location with local shops and bus stops on your door step the double glazed and gas central heated accommodation briefly comprises entrance hall with fitted storage, spacious lounge, modern kitchen, double bedroom, conservatory overlooking the garden, and shower room. The flat also benefits from allocated parking and its own private tiered rear garden with two garden sheds. The property would make an ideal downsize, first time buy or buy to let investment and is sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

UPVC front door into entrance hall.

ENTRANCE HALL Doors to lounge, kitchen, bedroom and shower room. Fitted storage cupboard, wood flooring, radiator and coving to the ceiling.

LOUNGE (11'9 x 9'5) Double glazed window to the front, radiator and coving to the ceiling.



LOUNGE

KITCHEN (8'9 x 6') Fitted kitchen incorporating an electric oven and grill, four ring gas hob with extractor hood above, space for fridge freezer, one and a half bowl sink unit with mixer tap, plinth lighting, under counter lighting, tile effect flooring, radiator, coving to the ceiling and double glazed window to the front.



KITCHEN

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BEDROOM (9'5 x 8'8) Radiator, coving to the ceiling and double glazed French doors to the conservatory.



BEDROOM

CONSERVATORY (7'4 x 7') Step down into the conservatory with double glazed windows, Perspex roof, wood flooring and UPVC door to the garden.

SHOWER ROOM (6' x 5') Three piece suite comprising fully boarded corner shower cubicle, wash hand basin and WC. Frosted glazed window and coving to the ceiling.



CONSERVATORY



SHOWER ROOM

OUTSIDE Allocated parking space to the front of the property and a low maintenance paved rear garden with mature trees and shrubs, two garden sheds, outside tap and outhouse housing the Ideal combi boiler and providing additional storage.



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REAR OF THE PROPERTY

TENURE We are informed the tenure is Leasehold. 999 years from 1st July 1985.

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

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.

EPC TO FOLLOW