

# Cumbrian Properties

113 Dunmail Drive, Morton Park



Price Region **£235,000**

**EPC-D**

Extended semi-detached house | Open aspect over Chances Park  
2 receptions | 3 bedrooms | Four piece bathroom  
Garage/workshop | Parking & garden

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This newly renovated and extended, three bedroom, two reception room, semi-detached property is finished to a high standard with a quality kitchen and bathroom, workshop/work from home space, a generous rear garden backing onto Chances Park and newly fitted double glazing and central heating system. The spacious accommodation has a welcoming entrance hall leading to a cosy lounge and a stylish dining kitchen with integrated appliances, feature wood panelled multi-media wall and French doors to the rear garden. To the first floor, all of the bedrooms are light and airy, with two doubles, a single bedroom/dressing room and a stunning fully tiled four piece bathroom. There is plenty of space outside with ample off-street parking, front and rear gardens which have been left as a blank canvas for the new purchasers to put their own stamp on, and potential to further extend to the rear (subject to planning permission). There is also a secure workshop which could easily be adapted to a work from home office, salon or gym. Located within easy walking distance of the local primary and secondary schools, shops, doctors' surgery and Chances Park. On regular bus routes to the city centre and with good access to the western bypass and West Cumbria the property would make an ideal family home and is sold with no onward chain.

The accommodation with approximate measurements briefly comprises:

**Front door into entrance hall.**

**ENTRANCE HALL** Doors to lounge and dining kitchen, staircase to the first floor, understairs storage, frosted glazed window, radiator, wood effect flooring and ceiling spotlights.



ENTRANCE HALL

**LOUNGE (15'9 x 10' max)** Double glazed window to the front, radiator and built-in storage.



LOUNGE

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**DINING KITCHEN (17'8 max x 16'3 max)**

**KITCHEN AREA** Fitted kitchen incorporating an electric oven, five ring induction hob with extractor hood above, integrated fridge and freezer, integrated dishwasher and washing machine, radiator, double glazed windows to the side and rear, ceiling spotlights and wood effect flooring.

**DINING AREA** Multi-media wood panelled wall, French doors to the rear garden, ceiling spotlights, radiator, heightened TV aerial and sockets for a wall mounted TV, and wood effect flooring.



DINING KITCHEN

**FIRST FLOOR**

**LANDING** Loft access, doors to bedrooms and bathroom.

**BEDROOM 1 (13' max x 9'4 max)** Double glazed window to the front, radiator and ceiling spotlights.



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**BEDROOM 2 (11'5 max x 8' max)** Double glazed window to the rear with views over the park, radiator, heightened TV aerial and sockets for a wall mounted TV, and ceiling spotlights.



BEDROOM 2

**BEDROOM 3 (6'7 x 6'7)** Double glazed window to the front, radiator and ceiling spotlights.



BEDROOM 3

**BATHROOM (8' x 5'8)** Four piece suite comprising walk-in shower cubicle with rainfall shower head, panelled bath, vanity unit wash hand basin and WC with concealed cistern. Fully tiled walls, tiled flooring, frosted glazed window, heated towel rail, illuminated mirror and ceiling spotlights.



BATHROOM

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**OUTSIDE** Driveway parking to the front of the property leading up to the garage/workshop. To the rear of the property is a generous garden providing potential to extend (subject to planning permission) with an open aspect over Chances Park. There is also an external water supply and electrical sockets.



REAR GARDEN

**GARAGE/WORKSHOP (14'9 x 6'9)** Double glazed window, ceiling spotlights and power supply. Could easily be converted into a work from home office, salon or gym.



GARAGE



VIEW OVER CHANCES PARK

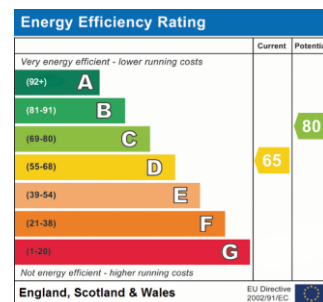


REAR OF THE PROPERTY

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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.

#### ANTI-MONEY LAUNDERING (AML) CHECKS

Estate agents in the UK are legally required to conduct Anti-Money Laundering (AML) checks on buyers, focusing on identifying the buyer and verifying their source of funds. Key requirements include a valid photo ID (passport/driving license), proof of address (utility bill/bank statement), and documented proof of funds (bank statements, mortgage agreement, or proof of gift). To carry out these checks there will be a **charge of £36 inc. vat per person** that will need to be paid for by Debit Card before a property can be marked Sold and Instructions sent to Solicitors.