

# Cumbrian Properties

## 144 Currock Park Avenue, Currock



**Price Region £160,000**

**EPC-D**

Extended semi-detached property | Conservatory  
1 reception room | 3 bedrooms | 2 bathrooms  
Front & rear gardens | Driveway parking

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## 2/ 144 CURROCK PARK AVENUE, CURROCK, CARLISLE

This well-presented, extended semi-detached property boasts three bedrooms and two bathrooms, perfectly nestled in a popular residential area. The home is enhanced by its attractive front and rear gardens, as well as convenient driveway parking. On entering, you are greeted by a welcoming entrance hall that leads to a spacious 23'8 dining lounge. This bright and airy room features a charming bay window that floods the space with natural light. Adjacent to the lounge is a generously sized conservatory, providing an additional versatile living area with lovely views of the garden. The ground floor also includes a shower room, offering convenience and accessibility. The kitchen is well-equipped with ample storage space and a handy pantry. Ascending to the first floor, you will find two double bedrooms, each with its own bay window, adding character and a sense of openness. The third bedroom, a comfortable single, is perfect for a child's room or home office. Completing the first floor is a recently fitted, stylish bathroom. Externally, the property features a low maintenance gravelled front garden and driveway parking. The rear garden is an inviting outdoor retreat, with lawn and patio seating area, ideal for family gatherings and relaxation. Situated close to local shops, amenities, bus routes, and a gym, this property offers an ideal family home in a desirable location.

The accommodation with approximate measurements briefly comprises:

**UPVC front door into entrance hall.**

**ENTRANCE HALL** Radiator, staircase to the first floor, doors to dining lounge and kitchen.



ENTRANCE HALL

**DINING LOUNGE (23'8 x 11')** UPVC double glazed bay window to the front, coving to the ceiling, radiator, wall mounted gas fire and UPVC door to the conservatory.



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**CONSERVATORY (16' x 11'5)** Wood effect laminate flooring, two radiators, frosted door to the shower room and UPVC door to the rear garden.



CONSERVATORY

**SHOWER ROOM (8'7 x 3')** Three piece suite comprising shower cubicle, vanity unit wash hand basin and WC. Tiled flooring, heated towel rail and tiled splashbacks.



SHOWER ROOM

**KITCHEN (13'8 x 6')** Fitted kitchen incorporating oven and grill, four ring electric hob with aluminium splashback and extractor hood above, sink unit with mixer tap, pantry housing the Baxi boiler, understairs storage cupboard with frosted window to the side, wood effect laminate flooring, heated towel rail, wood panelled ceiling, tiled walls, UPVC double glazed window to the rear, UPVC double glazed window and door to the side.



KITCHEN



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## **FIRST FLOOR**

**LANDING** UPVC double glazed window to the side, doors to bedrooms and bathroom.

**BEDROOM 1 (11'6 x 10')** UPVC double glazed bay window to the front and radiator.

**BEDROOM 2 (11'4 x 9')** UPVC double glazed bay window to the rear, built-in wardrobes and radiator.

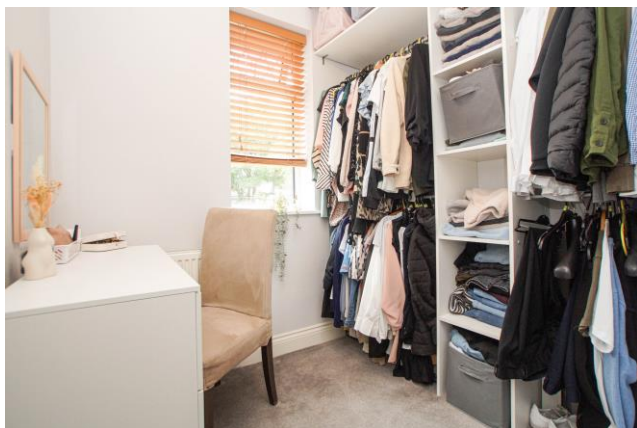


BEDROOM 1



BEDROOM 2

**BEDROOM 3 (6'5 x 6'3)** UPVC double glazed window to the front and radiator.



BEDROOM 3

**BATHROOM (6' x 5'8)** Three piece suite comprising shower above panelled bath, vanity unit wash hand basin and WC with concealed cistern. Wood effect laminate flooring, aqua-panelled walls, heated towel rail and UPVC double glazed frosted window to the side.



BATHROOM

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**OUTSIDE** Low maintenance gravelled front garden with driveway providing off-street parking. Good size rear garden incorporating lawn, paved patio and pathways, two wooden garden sheds, outside tap and external sockets.

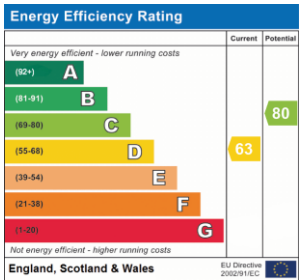


REAR GARDEN

**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.





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\*UK Rightmove, Market Share Information  
from 31/01/2023 - 31/01/2024, CA1 to CA8

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