

# Cumbrian Properties

## 183 Holmrook Road, Sandsfield Park



**Price Region £215,000**

**EPC-D**

Detached bungalow | Sunroom  
Extended dining lounge | 2 double bedrooms | 1 bathroom  
Low maintenance gardens | Off-street parking

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## 2/ 183 HOLMROOK ROAD, SANDSFIELD PARK, CARLISLE

This well presented, spacious, two double bedroom, one bathroom, extended detached bungalow is situated in a quiet cul-de-sac location with generous low maintenance gardens and off-street parking. The property is double glazed, gas central heated and offers plenty of living space and comprises of entrance hall, 28' dining lounge with electric fire, solid wood kitchen with built-in pantry, utility room, two double bedrooms, both with fitted storage, sunroom and a three piece bathroom. Externally, there is off-street parking to the front of the property, along with low maintenance shillied garden with raised flowerbeds. To the rear of the property, there is a generous paved garden. Located within easy walking distance of local shops, parks and bus stops with good access to the Western Bypass and regular bus routes to the city centre. The property would suit those looking for low maintenance ground floor living.

The accommodation with approximate measurements briefly comprises:

Entry through composite front door into the entrance hall.

**ENTRANCE HALL** Doors to the dining lounge, kitchen, utility room, built-in cloaks cupboard, radiator, tile effect flooring and coving to the ceiling.

**UTILITY ROOM (9'9 x 5'5)** Plumbing and space for washing machine, stainless steel sink, wall and base units, tiled splashbacks, double glazed window, tile effect flooring, radiator and coving to the ceiling.



UTILITY ROOM

**KITCHEN (11' max x 9' max)** Fitted kitchen incorporating solid wood wall and base units, electric oven and four burner hob with extractor hood above, integrated fridge, 1.5 bowl stainless steel sink unit with mixer tap. Tiled splashbacks, breakfast bar, built in pantry, frosted window to the dining lounge, double glazed window to the side, composite door to the driveway. Coving to the ceiling, radiator and tile effect flooring.



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**DINING LOUNGE (28' max x 11' max)** Double glazed window to the front of the property, flame effect electric fire, two radiators, coving to the ceiling and door to the inner hallway.



DINING LOUNGE

**INNER HALLWAY** Built-in cupboard housing the boiler, doors to both bedrooms and bathroom and access to the loft.

**BEDROOM 1 (11' x 9')** Fitted wardrobes, built-in cloaks cupboard, double glazed window to the rear, radiator and coving to the ceiling.



BEDROOM 1



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**BEDROOM 2 (9'8 max x 8'7 max)** Built-in cloaks cupboard, radiator, coving to the ceiling, double glazed patio doors to the sunroom.



BEDROOM 2

**SUNROOM (11' x 9')** Double glazed windows and French door leading to the rear garden, panelled ceiling, radiator and tiled flooring.



SUNROOM

**BATHROOM (6'6 x 5'5)** Three piece suite comprising shower over panelled bath, wash hand basin and W/C. Fully tiled walls, radiator and frosted glazed window.



BATHROOM



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**OUTSIDE** To the rear of the property is a low maintenance paved garden with greenhouse and garden shed, floral borders and gates providing pedestrian access to the front of the property. To the front and side of the property, there are raised flower beds, a fruit tree and driveway providing off-street parking.



FRONT OF THE PROPERTY



REAR OF THE PROPERTY



REAR GARDEN

**TENURE** We are informed the tenure is Freehold.

**COUNCIL TAX** We are informed the council tax band is Band C.

**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.

