

# Cumbrian Properties

17 Balfour Road, Carlisle



Price Region £95,000

EPC-D

Semi-detached | Garden

1 reception room | 3 bedrooms | 1 bathroom

Cul-de-sac location | No onward chain

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## 2/ 17 BALFOUR ROAD, CARLISLE

This 3 bedroom semi-detached property is gas central headed and double glazed. Situated in a cul-de-sac location, this house briefly comprises of lounge, dining kitchen, inner hall and cloakroom. To the first floor, there are three bedrooms and a three piece family bathroom. To the rear of the property, there is a low maintenance lawned garden and to the front of the property is a low maintenance gravelled forecourt.

The accommodation with approximate measurements briefly comprises:

**ENTRANCE HALL** Radiator, staircase to first floor, door to lounge.

**LOUNGE (13.5 x 13')** Double glazed UPVC bay window to the front, radiator, wood effect laminate flooring, access to the understairs storage cupboard housing the electric consumer box and meters.



LOUNGE

**KITCHEN (14'11 x 9'6)** Fitted kitchen incorporating sink unit with drainer and mixer tap, tiled splashback, space for freestanding oven and grill, plumbing, double glazed UPVC windows to the rear, frosted double glazed door to the rear, tile effect vinyl flooring, radiator.



KITCHEN

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**INNER HALL CLOAKROOM (5'x 2'7)** W/C, frosted double glazed UPVC window to the rear.

**FIRST FLOOR**

**LANDING** Doors leading to 3 bedrooms and bathroom.

**BEDROOM 1 (12' x 8'9)** Double glazed UPVC window to the front, radiator, wood effect laminate flooring.



BEDROOM 1

**BEDROOM 2 (12'5 x 9')** Double glazed UPVC window to the rear, radiator, built in storage cupboard.



BEDROOM 2

**BEDROOM 3 (9' x 8'7)** Double glazed UPVC window to the front, radiator.





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**BATHROOM** (9'6 x 5'3) Three piece suite comprising W/C, sink unit with mixer tap, panelled bath and electric shower over the bath. Tiled splashback, heated towel rail, frosted double glazed UPVC window to the rear.



BATHROOM

**OUTSIDE** To the front of the property, there is a low maintenance gravelled forecourt. Lawned garden to the rear of the property, gravelled area with trees and shrubs. To the front of the property, there is a low maintenance gravelled forecourt



FRONT OF THE PROPERTY



REAR OF THE PROPERTY

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

**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.