

# Cumbrian Properties

8 Millbank Court, Upperby



**Price Region £135,000**

**EPC-D**

Mid-link property | South of the city  
1 reception room | 3 bedrooms | 1 bathroom  
Low maintenance garden | Driveway parking

01228 599940  
2 Lonsdale Street, Carlisle CA1 1DB

[www.cumbrian-properties.co.uk](http://www.cumbrian-properties.co.uk)  
[properties@cumbrian-properties.co.uk](mailto:properties@cumbrian-properties.co.uk)

## 2/ 8 MILLBANK COURT, UPPERBY, CARLISLE

This three double bedroom mid-link property with low maintenance rear garden and off street parking is immaculately presented throughout. The double glazed and gas central heated accommodation comprises of entrance hall, good size lounge with contemporary flame effect gas fire, dining kitchen overlooking the rear garden, three bedrooms (all with walk-in wardrobes) and recently fitted fully tiled three piece shower room. Externally the low maintenance rear garden is laid to artificial turf with raised flower beds and provide a private quiet space to relax in. A block paved driveway to the front of the property provides off street parking. Situated in a quiet cul-de-sac to the south of the city just off Upperby Road with local amenities close by including shops, schools and on a regular bus route to the city centre.

The accommodation with approximate measurements briefly comprises:

Entry via UPVC door into entrance hall

**ENTRANCE HALL** Staircase to the first floor, radiator, built in cupboard and door to lounge.

**LOUNGE (18'8 x 10')** Flame effect gas fire, understairs storage cupboard, radiator, coving to ceiling and double glazed bay window to the front of the property. Door to dining kitchen.



LOUNGE

**DINING KITCHEN (15' x 8'8)** Fitted kitchen incorporating an electric oven with four burner gas hob and extractor hood above, plumbing for washing machine, space for tumble dryer, stainless steel sink with drainer and mixer tap. Tiled splashbacks, double glazed window to the rear, panelled ceiling, tile effect flooring, radiator and UPVC door to the rear garden.



DINING KITCHEN

3/ 8 MILLBANK COURT, UPPERBY, CARLISLE

**FIRST FLOOR LANDING** Built in airing cupboard housing the Worcester boiler. Doors to bedrooms and shower room. Access via drop down ladders to boarded loft space with lighting.

**BEDROOM 1 (12'10 x 9')** Built in walk-in wardrobe with lighting, radiator and double glazed window to the front of the property.



BEDROOM 1

**BEDROOM 2 (11'10 x 9')** Walk-in wardrobe with lighting, radiator and double glazed velux window.



BEDROOM 2

**BEDROOM 3 (10' x 8'7)** Walk-in wardrobe with lighting, radiator and double glazed window.



BEDROOM 3

4/ 8 MILLBANK COURT, UPPERBY, CARLISLE

**SHOWER ROOM (8'8 x 7'3)** Fully tiled three piece suite comprising of walk-in shower cubicle, vanity unit wash hand basin and WC. Panelled ceiling with spotlights, tile effect flooring, heated towel rail and double glazed frosted window.



SHOWER ROOM

**OUTSIDE** To the front of the property is driveway parking. Low maintenance private rear garden with artificial turf, raised flower beds and gate providing pedestrian access to the rear lane.



REAR GARDEN

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

**COUNCIL TAX** We are informed the property is in 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.

