

# Cumbrian Properties

258 Blackwell Road, Currock



**Price Region £190,000**

**EPC-D**

Bungalow | Popular residential location  
1 reception | 2 double bedrooms | Conservatory  
Front and rear gardens | Turn-key condition

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/ 258 BLACKWELL ROAD, CURROCK, CARLISLE

This well-presented two double bedroom semi-detached bungalow is gas central heated and double glazed throughout. The property briefly comprises an entrance hall, lounge, a dining kitchen, and a conservatory providing additional versatile living space. There are two double bedrooms and a three-piece family bathroom. Externally, the rear garden comprises block paving, shillies, and mature trees and shrubs, with gated access to the side. To the front, the property has a block paved and shillied fenced forecourt.

The accommodation with approximate measurements briefly comprises:

**Entry via UPVC door into entrance hall.**

**ENTRANCE HALL** Radiator and doors to bedrooms, bathroom and dining kitchen. Archway leading into the lounge.



ENTRANCE HALL

**LOUNGE (14' max x 13'6)** Double glazed windows to the front and side elevations, coal effect gas fire on a tiled hearth and matching surround, radiator and coving.



LOUNGE

3/ 258 BLACKWELL ROAD, CURROCK, CARLISLE

**BEDROOM 1 (16' x 10'10)** Radiator, coving and double glazed window to the front.



BEDROOM 1

**BEDROOM 2 (14' x 8'8)** Double glazed window to the rear and radiator.



BEDROOM 2

**BATHROOM (9'3 x 6')** Three piece white suite comprising of WC, vanity unit wash hand basin and panelled bath with mixer tap, shower attachment above and boarded splashbacks. Radiator, coving and double glazed frosted window to the rear.



BATHROOM

4/ 258 BLACKWELL ROAD, CURROCK, CARLISLE

**DINING KITCHEN (15'8 x 12'5)** Fitted kitchen with integrated fridge/freezer, electric Lamona hob with glass splashback, oven below and extractor above. Sink unit with drainer and mixer tap, splashbacks, plumbing for washing machine, integrated dishwasher and space for dryer. Wood flooring, sliding wooden door giving access to a storage cupboard, double glazed windows to the side and rear elevations and UPVC double glazed door leading to the conservatory.



DINING KITCHEN

**CONSERVATORY (10' x 10')** Surrounding double glazed windows, sloping Perspex roof and double glazed patio doors to the rear garden.



CONSERVATORY

**OUTSIDE** The front of the property is gated with knee height brick wall, partly paved with paving to the side of the property with gated access to the rear garden. To the rear of the property there is a spacious yet low maintenance garden incorporating paved area, shillied area and some plants, trees and shrubs.



REAR GARDEN

5/ 258 BLACKWELL ROAD, CURROCK, CARLISLE

**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.

