

Cumbrian Properties

30 Woodsghyll Drive, Harraby



Price Region £120,000

EPC-D

Extended end-terraced house | No through road
2 receptions | 4 bedrooms | 2 bathrooms
Requires modernisation | Gardens & drive | No onward chain

01228 599940
2 Lonsdale Street, Carlisle CA1 1DB

www.cumbrian-properties.co.uk
properties@cumbrian-properties.co.uk

2/ 30 WOODSGHYLL DRIVE, HARRABY, CARLISLE

This extended four bedroom, two reception room, two bathroom end-terraced property is gas central heated and double glazed and briefly comprises entrance, lounge, dining room, kitchen, ground floor double bedroom with en-suite shower room and French doors leading to the rear garden. To the first floor there are three bedrooms, two of which are double both benefitting from fitted storage and a three piece family bathroom. Externally, to the rear of the property is a low maintenance garden comprising mature trees, bushes and shrubs. To the front of the property is a gated driveway and low maintenance garden comprising laid shillies, bushes and shrubbed borders. The property would benefit from some modernisation, presenting an excellent opportunity for a first-time buyer or buy-to-let investor.

The accommodation with approximate measurements briefly comprises:

Entrance to the property leads into the lounge.

LOUNGE (20' x 12'9) Radiator, fireplace, double glazed UPVC French doors leading to the rear garden, dado rail, staircase to the first floor and doors to the dining room and ground floor bedroom.



LOUNGE

DINING ROOM (12'5 x 10'5) Double glazed UPVC window to the front, radiator, coving to the ceiling and door to the kitchen.



DINING ROOM

3/ 30 WOODSGHYLL DRIVE, HARRABY, CARLISLE

KITCHEN (16' x 11') Fitted kitchen incorporating sink with mixer tap, freestanding oven & grill with four burner hob, tiled splashback and extractor hood above and plumbing for washing machine. Worcester gas boiler, radiator, frosted double glazed UPVC window to the side, and frosted double glazed UPVC door to the side.



KITCHEN

BEDROOM 4 - GROUND FLOOR (25' x 15') Radiator, coving to the ceiling, double glazed UPVC French doors to the side leading to the rear garden and en-suite shower room.



BEDROOM 4

EN-SUITE SHOWER ROOM (9' x 6') Three piece suite comprising WC, sink and walk-in shower. Tiled splashback, radiator and frosted double glazed UPVC window to the side.



BEDROOM 4 EN-SUITE SHOWER ROOM

4/ 30 WOODSGHYLL DRIVE, HARRABY, CARLISLE

FIRST FLOOR

LANDING Double glazed UPVC window to the front, dado rail and doors to three bedrooms and family bathroom.

BEDROOM 1 (13' x 12') Double glazed UPVC window to the rear, radiator, coving to the ceiling and built-in shelved storage cupboard.



BEDROOM 1

BEDROOM 2 (12' x 10'5) Double glazed UPVC window to the rear, radiator, coving to the ceiling and built-in shelved storage cupboard.



BEDROOM 2

BEDROOM 3 (10' x 8'5) Double glazed UPVC window to the front, radiator and coving to the ceiling.



5/ 30 WOODSGHYLL DRIVE, HARRABY, CARLISLE

FAMILY BATHROOM (7'5 x 6') Three piece suite comprising WC, sink and panelled bath. Tiled splashback, radiator, frosted double glazed UPVC windows to the rear.



BATHROOM

OUTSIDE To the rear of the property is a fenced low maintenance garden comprising mature trees, elevated flowerbeds, laid flagstones and external water tap. To the front of the property is a gated driveway along with a mature low maintenance fenced and gated garden comprising laid shillies, shrubs and hedged borders.



REAR OF THE PROPERTY & GARDEN

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.

