

Cumbrian Properties

16 Kirkbrae, Carlisle



Price Region £179,950

EPC-

Semi-detached property | North of the river
1 reception | 3 bedrooms | Spacious dining kitchen
Garage & drive | Large low maintenance garden | No onward chain

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This spacious three bedroom semi-detached property with garage and driveway parking, is an excellent opportunity for a first time buyer or investor alike. The property briefly comprises entrance hall which leads into the lounge with a coal effect gas fire, dining kitchen with patio doors leading out to the rear garden and access to the garage. To the first floor there are two double bedrooms, both with built-in storage, a single bedroom and a four piece family bathroom. Externally, to the front of the property is a driveway leading to the garage and a small shillied area. To the rear of the property is a south facing extensive patio area, three outhouses with power and plumbing and a low maintenance garden area. This property is situated in the very popular area of Belah, close to local amenities such as schools, shops and excellent transport links. The property would make an ideal family home and is sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

Entrance to the property leads into the entrance hallway.

ENTRANCE HALL (11' x 6' max) Staircase to the first floor and doors leading to the kitchen and lounge.

LOUNGE (13' x 13' max) Double glazed bay window, gas coal effect fire with surround and wooden glazed doors leading through to the dining kitchen.



LOUNGE

DINING KITCHEN (19'5 x 10' max) Fitted kitchen incorporating integrated washing machine, stainless steel sink, integrated oven and grill with gas hob and extractor hood above, space for freestanding fridge freezer. Wood effect laminate flooring, double glazed window, newly fitted double glazed patio doors leading out to the patio area, door to the hallway and side door to the garage.



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GARAGE (24'5 x 6') Garage has power and houses the electric and water meters.

FIRST FLOOR

LANDING Frosted glazed window, and doors to all three bedrooms and bathroom.



LANDING

BATHROOM (8' x 8' max) Four piece suite comprising freestanding shower, bath, wash hand basin and WC. Frosted glazed window, tile effect laminate flooring and radiator.



BATHROOM

BEDROOM 1 (11'5 x 11') Radiator, double glazed windows to the front and built-in storage cupboard.



BEDROOM 1

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BEDROOM 2 (12' x 11' max) Double glazed window to the rear, radiator and built-in storage cupboard.



BEDROOM 2

BEDROOM 3 (8' x 8') Double glazed window to the front and radiator.



BEDROOM 3

OUTSIDE To the front of the property is a paved driveway leading to the garage, small garden area which is laid to pebbles. To the rear of the property is an extensive patio area recently re-tiled, three outhouses with power, and a low maintenance garden area. To the rear of the property there are also open aspect views to the Lakeland Fells.



FRONT OF THE PROPERTY



REAR OF THE PROPERTY

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REAR GARDEN & REAR VIEW

TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is Tax Band A.

EPC GRAPH TO FOLLOW

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