

Cumbrian Properties

173 Holmrook Road, Carlisle



Price Region £200,000

EPC-

Semi-detached bungalow | Popular location
1 reception | 2 double bedrooms | 1 bathroom
Low maintenance gardens, drive & garage | Sunroom

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This well presented two double bedroom semi-detached property has been well maintained inside and out and offers low maintenance gardens, driveway and garage. The property is double glazed and gas central heated with a recently fitted combi-boiler and comprises entrance hall with built-in cloaks cupboard, a bay-fronted lounge with gas fire, modern fitted kitchen with space for all appliances and built-in pantry. Two double bedrooms both with fitted wardrobes, sunroom with French doors leading out to the rear garden and a fully boarded modern three piece shower room. Externally, there are low maintenance gardens to the front and rear with established borders, pleasant seating areas and access to the garage with electric door and power supply. Located in a popular residential area to the west of the city and within walking distance of local shops, bus stops and pleasant park walks with easy access to the Western Bypass.

The accommodation with approximate measurements briefly comprises:

Entry through UPVC front door into the entrance hall.

ENTRANCE HALL Built-in cloaks cupboard and door to the lounge.

LOUNGE (18' max into the bay window x 12'5 max) Double glazed bay window to the front, coal effect gas fire, radiator, coving to the ceiling and doors to the kitchen and inner hallway.



LOUNGE

KITCHEN (11' x 8'5) Fitted kitchen incorporating electric oven and four burner hob with extractor hood above, plumbing and space for washing machine, 1.5 bowl sink unit with mixer tap, breakfast bar, space for full height fridge freezer and built-in pantry. Tiled splashbacks, ceiling spotlights, undercounter lighting, wood effect flooring, radiator, double glazed window to the side and UPVC door leading out to the drive.



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INNER HALLWAY Doors leading to both bedrooms and shower room, built-in storage cupboard and loft access.

BEDROOM 1 (14' x 9') Built-in wardrobes, radiator and sliding patio doors to the sun room.



BEDROOM 1

SUN ROOM (14' x 9'9) Double glazed windows and French doors leading to the rear garden, ceiling spotlights and wood effect flooring.



SUN ROOM

BEDROOM 2 (9'7 x 7'9) Built-in wardrobe, radiator and double glazed window to the rear.



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SHOWER ROOM (6'6 x 5'4) Three piece suite comprising shower cubicle, vanity unit wash hand basin and WC with concealed cistern. Fully boarded walls, ceiling spotlights, wood effect flooring, frosted glazed window, illuminated mirror and heated towel rail.



SHOWER ROOM

OUTSIDE To the front of the property is a lawned garden with floral borders housing well established plants and shrubs and a block paved driveway providing off-street parking leading up to the single garage with electric door and power supply. There is also external water supply and gate providing pedestrian access to the rear of the property. To the rear is a low maintenance paved garden with patio seating areas and access into the garage.



REAR GARDEN

TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is 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.