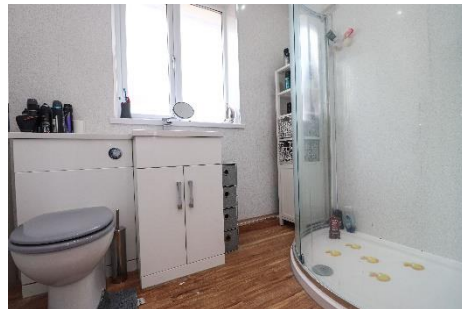


Cumbrian Properties

122 Dunmail Drive, Carlisle



Price Region £160,000

EPC-D

Semi-detached property | No onward chain
2 reception rooms | 3 bedrooms | 1 bathroom
Garage & drive | Low maintenance gardens

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2 Lonsdale Street, Carlisle CA1 1DB

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properties@cumbrian-properties.co.uk

2/ 122 DUNMAIL DRIVE, CARLISLE

A three bedroom, two reception room, semi-detached property with plenty of off-street parking, detached garage and generous gardens providing the potential to extend (subject to planning permission). Situated on the popular Dunmail Drive to west of the city, the accommodation is double glazed and gas central heated and briefly comprises entrance hall, lounge with electric fire, sitting room with French doors to the rear garden, and kitchen with pantry and separate utility room. To the first floor there are two double bedrooms, single bedroom/office and shower room. Externally, there is a block paved driveway to the front of the property providing off-street parking for two/three vehicles with a low maintenance rear garden laid to paving and artificial turf along with a detached garage. The property would suit first time buyers or families alike and is in close proximity to local primary and secondary schools, shops, supermarkets and Chances Park and is sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

UPVC front door into entrance hall.

ENTRANCE HALL Doors to lounge, sitting room and kitchen. Staircase to the first floor with understairs storage cupboard, double glazed window, radiator and wood effect flooring.

LOUNGE (13' max x 11' max) Double glazed window to the front with radiator below and pebble effect electric fire.



LOUNGE

SITTING ROOM (13'4 max x 10' max) Double glazed French doors to the rear garden, radiator, coal effect electric fire and wood effect flooring.



SITTING ROOM

3/ 122 DUNMAIL DRIVE, CARLISLE

KITCHEN (10' x 7') Fitted kitchen incorporating space for a freestanding cooker, one and a half bowl sink unit with mixer tap, built-in pantry, wood effect flooring, double glazed window and door to utility room.



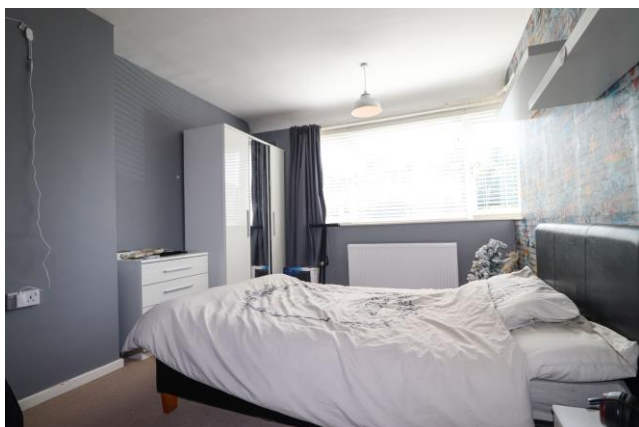
KITCHEN

UTILITY ROOM (7'6 x 7') Plumbing for washing machine, space for tumble dryer, double glazed window, radiator, wood effect flooring and UPVC door to the side.

FIRST FLOOR

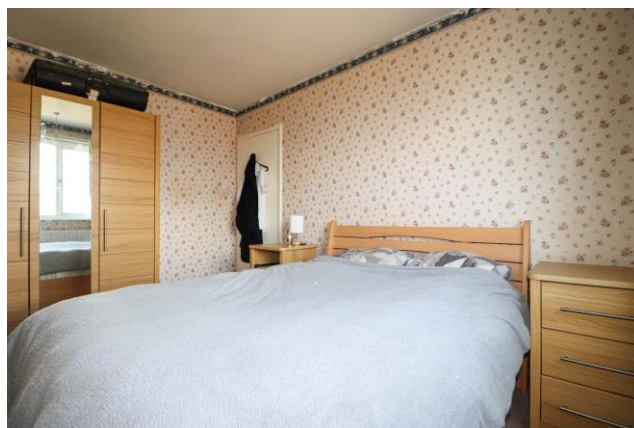
LANDING Doors to bedrooms and shower room. Double glazed window and loft access.

BEDROOM 1 (13'6 x 10'5) Double glazed window to the front and radiator.



BEDROOM 1

BEDROOM 2 (12'4 x 9'9) Double glazed window to the rear and radiator.



4/ 122 DUNMAIL DRIVE, CARLISLE

BEDROOM 3 (7'7 x 7') Double glazed window to the front and radiator.

SHOWER ROOM (7'4 x 7'4) Three piece suite comprising fully boarded shower cubicle, vanity unit wash hand basin and WC with concealed cistern. Frosted window, panelled ceiling with spotlights, boarded walls, wood effect flooring, heated towel rail and built-in cupboard housing the combi boiler.



BEDROOM 3



SHOWER ROOM

OUTSIDE Block paved driveway to the front providing off-street parking for two/three vehicles with pedestrian giving access to the rear of the property where there is a generous low maintenance garden laid to artificial turf and block paving providing excellent potential to extend, if required, subject to planning permission. The property also benefits from a **DETACHED GARAGE**.



REAR GARDEN & GARAGE

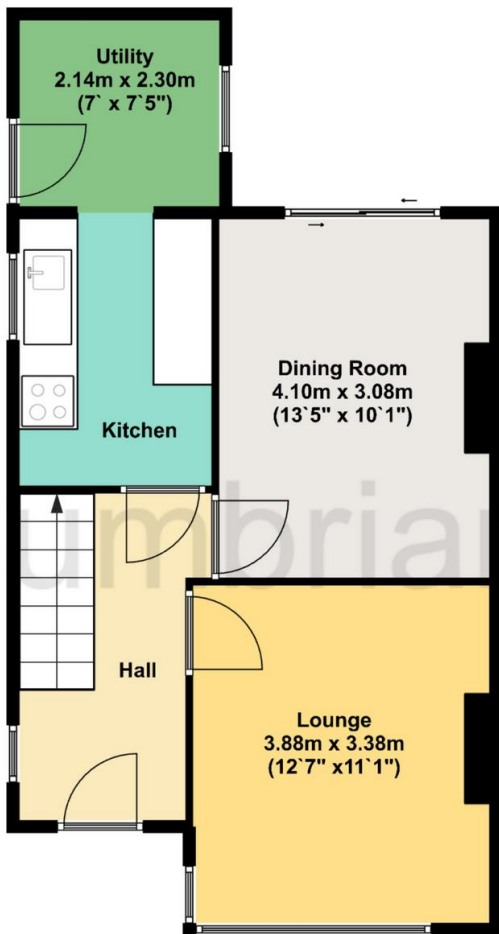


REAR & SIDE OF THE PROPERTY

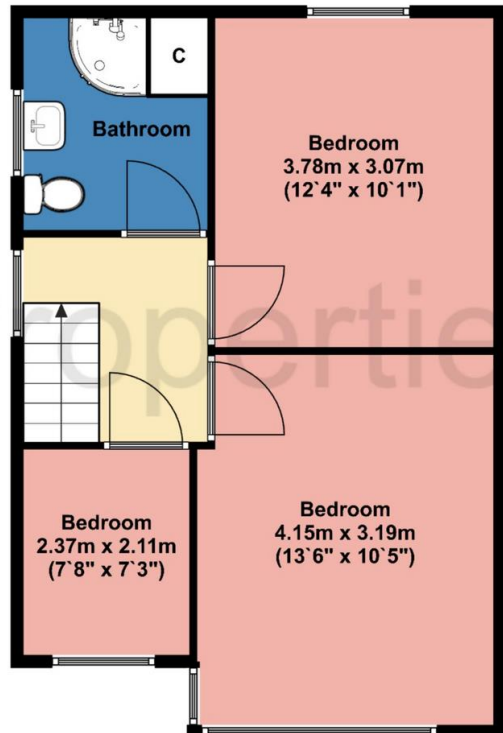
TENURE We are informed the tenure is Freehold.

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.



Ground Floor
Approx 46.00 Sq meters (495.00 Sq feet).



First Floor
Approx 41.00 Sq meters (441.00 Sq feet).

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
			82
England, Scotland & Wales		EU Directive 2002/91/EC	

reasons to sell with us...

more than

455

properties listed in our
Carlisle office

more than

390

properties sold from
our Carlisle office

we sold

255

more properties than
our closest competitor

we have over

500

Google reviews with a
4.9/5 Google Rating

*UK Rightmove, Market Share Information
from 31/01/2023 - 31/01/2024, CA1 to CA8

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