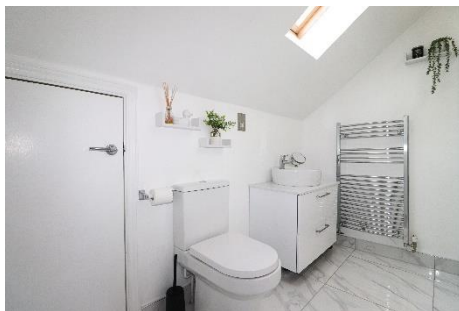


Cumbrian Properties

101 Brookside, Carlisle



Price Region £200,000

EPC-

Semi-detached townhouse | Open aspect
1 reception room | 4 bedrooms | 2 bathrooms
Driveway & garage | Generous rear garden

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2/ 101 BROOKSIDE, CARLISLE

This spacious, immaculately presented, four bedroom, two bathroom, semi-detached townhouse provides a fantastic family home with off-street parking for two vehicles and a single garage. Located on a superb plot with an open aspect the accommodation briefly comprises entrance hall with a practical cloakroom, bay fronted dining kitchen with integrated appliances and a spacious lounge with French doors opening onto the rear garden. To the first floor there are two double bedrooms, single bedroom/study and a three piece family bathroom. To the second floor there is the master bedroom which has a range of fitted wardrobes, en-suite shower room and a walk-in wardrobe with lighting. Externally, to the front of the property, there is a low maintenance garden laid to artificial turf along with driveway parking for two vehicles and a single garage with power supply. To the rear of the property is a generous low maintenance garden laid to artificial turf with decked seating areas and a peaceful open aspect backing on to the park. Brookside is situated within easy walking distance of local primary and secondary schools, shops and supermarkets and is on regular bus routes to the city centre.

The accommodation with approximate measurements briefly comprises:

Front door into entrance hall.

ENTRANCE HALL Staircase to the first floor, radiator, understairs storage and ceiling spotlights. Doors to dining kitchen, lounge and cloakroom.



ENTRANCE HALL

DINING KITCHEN (16'9 max x 9' max) Fitted kitchen incorporating an electric oven, microwave and five ring hob with extractor hood above. Integrated dishwasher, integrated fridge and freezer, plumbing for washing machine, undermounted sink with mixer tap, under counter lighting, tiled flooring, double glazed bay window to the front, radiator, ceiling spotlights and plinth lighting.



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CLOAKROOM Two piece suite comprising wash hand basin and WC. Frosted glazed window, radiator and wood effect flooring.



CLOAKROOM

LOUNGE (15'8 x 11'6) Double glazed French doors to the rear garden, double glazed window, ceiling spotlights and two radiators.



LOUNGE

FIRST FLOOR

LANDING Doors to three bedrooms and family bathroom, built-in storage cupboard and staircase to the second floor.

BEDROOM 2 (12'4 into bay window x 8'8 max) Double glazed window to the front and radiator.



BEDROOM 2

4/ 101 BROOKSIDE, CARLISLE

BEDROOM 3 (13' max x 8'8 max) Radiator and double glazed window to the rear with views across the park.



BEDROOM 3

BEDROOM 4 (7'4 x 6'3) Radiator and double glazed window to the rear with views over the park.

FAMILY BATHROOM (6'3 x 5'6) Three piece suite comprising shower above panelled bath, WC and wash hand basin. Part tiled walls, ceiling spotlights, frosted glazed window and heated towel rail.



FAMILY BATHROOM

SECOND FLOOR LANDING Door to the master bedroom.

MASTER BEDROOM (18' to under eaves x 10') A range of fitted wardrobes providing plenty of storage, four double glazed Velux windows, two radiators, ceiling spotlights, loft access and door to the en-suite shower room.



5/ 101 BROOKSIDE, CARLISLE

EN-SUITE SHOWER ROOM (8'9 x 6'6) Three piece suite comprising double shower cubicle, vanity unit wash hand basin and WC. Part tiled walls, tiled flooring, double glazed Velux window, heated towel rail, eaves storage cupboard and walk-in wardrobe with lighting and Velux window.



EN-SUITE SHOWER ROOM

OUTSIDE Driveway to the front of the property providing off-street parking for two vehicles along with a single garage and a low maintenance garden laid to artificial turf. A gate provides pedestrian access to the rear of the property where there is a generous, low maintenance garden with decked seating areas, artificial turf and an open aspect backing on to the park.



EPC TO FOLLOW

6/ 101 BROOKSIDE, CARLISLE

TENURE To be confirmed by the vendor.

COUNCIL TAX To be confirmed by the vendor.

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.