

# Cumbrian Properties

28 Greta Avenue, Carlisle



**Price Region £116,500**

**EPC-D**

Semi-detached property | Popular residential area  
1 reception room | 2 double bedrooms | Generous corner plot  
Driveway parking | Ideal first time buy or investment

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This immaculately presented two double bedroom semi-detached property sold with the benefit of no onward chain briefly comprises of entrance hall, lounge, fitted dining kitchen and family bathroom with separate WC. To the first floor there are two double bedrooms with fitted storage in the master. The property is set on a corner plot with gated driveway and lawned area to the front, side garden laid to shillies and a fence enclosed low maintenance shillied rear garden. The property also benefits from a recently fitted gas boiler, double glazing and roof. Situated within close proximity to many amenities and public transport links.

The accommodation with approximate measurements briefly comprises:

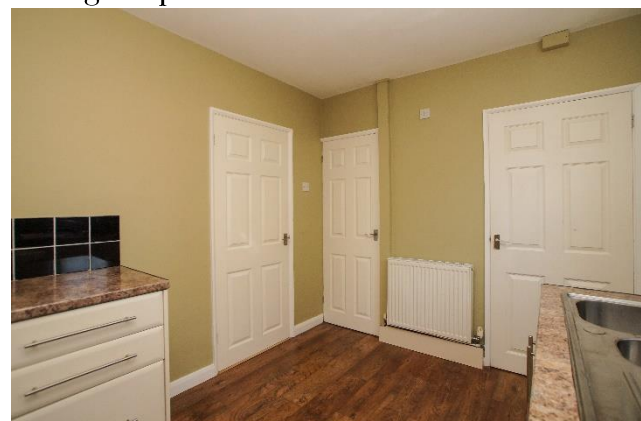
**ENTRANCE HALL** Radiator, staircase to the first floor and door to the lounge.

**LOUNGE (17' x 11'6)** Double glazed windows to the front, fitted shelved storage cupboard, wall mounted electric fire, wood effect laminate flooring and door to dining kitchen.



LOUNGE

**DINING KITCHEN (11'6 x 9')** Fitted kitchen incorporating a 1.5 bowl sink unit with drainer and mixer tap, tiled splashbacks, plumbing for washing machine and electric oven with four burner gas hob and overhead extractor. Radiator, double glazed windows to the rear, wood effect laminate flooring, understairs storage cupboard and door to bathroom.



DINING KITCHEN

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**FAMILY BATHROOM (7' x 6')** Comprising wash hand basin, panelled bath, heated towel rail, tiled flooring and double glazed frosted window to the side. Door to separate WC with low level WC, radiator, tiled flooring and double glazed frosted window to the rear.



FAMILY BATHROOM

**FIRST FLOOR LANDING** Double glazed window to the side and doors to bedrooms.

**BEDROOM 1 (17' x 10'6)** Double glazed window to the front, built in storage cupboard housing the gas boiler (approx. 1 year old) and further built in storage cupboard.



BEDROOM 1

**BEDROOM 2 (10'8 x 10'3)** Double glazed window to the rear and radiator.



BEDROOM 2



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**OUTSIDE** The property sits on a generous corner plot with gated driveway to the front with lawned area, floral borders and wrap around hedges. Side shillied garden and low maintenance fence enclosed rear garden mainly laid to shillies with external water tap.



FRONT, SIDE AND REAR GARDENS

**TENURE** We are informed the tenure is Freehold

**COUNCIL TAX** We are informed the property is in 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.

