

# Cumbrian Properties

## 6 Cammock Road, Upperby, Carlisle



**Price Region £175,000**

**EPC-D**

Semi-detached dormer bungalow | Popular location  
32' dining lounge | 2 bedrooms | GF bathroom  
Low maintenance gardens | Garage and drive

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## 2/ 6 CAMMOCK ROAD, UPPERBY, CARLISLE

A spacious, two bedroom semi detached dorma bungalow situated in a quiet location just off Brisco Road with well established low maintenance gardens, garage and driveway. The double glazed and gas centrally heated property is in need of some modernisation throughout as reflected in the price and comprises of entrance hall, 32' dining lounge with patio doors to the rear garden, spacious dining kitchen, ground floor bathroom and two first floor double bedrooms both with eaves storage. Externally there are front and rear low maintenance gardens with green house and garden shed, driveway parking and detached garage with electric roller door. The property is situated on the outskirts of Upperby with local amenities close by and on regular bus routes to the city centre.

The accommodation with approximate measurements briefly comprises:

Entry via UPVC door into entrance hall

**ENTRANCE HALL** Staircase to the first floor, understairs storage cupboard, radiator and doors to dining lounge, kitchen and bathroom.



ENTRANCE HALL

**DINING LOUNGE (32' x 9'8)** Dimplex electric fire within a stone built fireplace and wood panelled chimney breast, radiator, door to dining kitchen and double glazed patio doors to the rear garden.



DINING LOUNGE

**DINING KITCHEN (19'4 x 11')** Fitted kitchen incorporating an electric oven, grill and four burner gas hob with extractor hood above, plumbing for washing machine, double sink unit with mixer tap, tiled splashbacks and breakfast bar. Built in storage cupboard which also houses the Baxi boiler, radiator, two double glazed windows and UPVC door leading to the side garden.

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DINING KITCHEN

**BATHROOM (8'4 x 4'7)** Three piece suite comprising of shower over panelled bath, WC and wash hand basin. Tiled walls, radiator and double glazed frosted window.



BATHROOM

**FIRST FLOOR LANDING** Doors to bedrooms and built in storage cupboard.

**BEDROOM 1 (13'6 x 9'6)** Double glazed windows to the front and rear elevations, radiator and eaves storage.



BEDROOM 1

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**BEDROOM 2 (10'4 x 7'8)** A range of built in storage cupboards, double glazed window to the side, radiator and built in eaves storage.



BEDROOM 2

**OUTSIDE** Low maintenance front garden laid to stone chippings with mature trees and plants and a block paved driveway leading up to the detached garage with electric roller door, power and lighting. To the rear of the property is a low maintenance tiered garden laid to stone chippings with well established trees and bushes, a flag stone patio area with outside water tap, greenhouse, garden shed and raised borders. A UPVC door leads to the front of the property.



REAR GARDEN

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

**COUNCIL TAX** We are informed the property is in tax band C

**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.