

# Cumbrian Properties

## 73 Berkeley Grange, Carlisle



**Price Region £365,000**

**EPC-D**

Detached property | Popular location  
2 reception rooms | 4 bedrooms | 2 bathrooms  
Generous gardens, drive & garage | Cul-de-sac

01228 599940  
2 Lonsdale Street, Carlisle CA1 1DB

[www.cumbrian-properties.co.uk](http://www.cumbrian-properties.co.uk)  
[properties@cumbrian-properties.co.uk](mailto:properties@cumbrian-properties.co.uk)



## 2/ 73 BERKELEY GRANGE, CARLISLE

This impressive spacious four bedroom, two bathroom detached property is situated in a quiet cul-de-sac location with private generous gardens, plenty of off street parking and garage. The property is exceptionally spacious throughout and comprises of a welcoming entrance hall with cloakroom and walk-in storage cupboard, step down to a 21' lounge with French doors leading out to the rear garden, dining room, kitchen with Range style cooker and integrated appliances and a separate utility room leading to the garden. To the first floor there is a spacious landing with access to three double bedrooms, en-suite shower room to the master, a single bedroom/office and a four piece family bathroom. Externally there are generous lawned gardens to the rear enjoying an open aspect. Driveway parking for up to four vehicles and single garage with power supply. The property is in catchment area for popular primary and secondary schools, with local shops within walking distance and good access to the Cumberland Infirmary, city centre and the western bypass.

The accommodation with approximate measurements briefly comprises:

Entry via glazed door into entrance porch.

**ENTRANCE PORCH** Double glazed windows, tiled flooring, step up and door leading into a spacious entrance hall.



ENTRANCE PORCH

**ENTRANCE HALL** Doors to lounge, dining room, dining kitchen, cloakroom and a good size built in storage cupboard. Staircase to the first floor, radiator and coving.



ENTRANCE HALL

3/ 73 BERKELEY GRANGE, CARLISLE

**CLOAKROOM** Two piece suite comprising of wash hand basin and WC. Part tiled walls, double glazed frosted window, wood effect flooring and coving.

**LOUNGE (21' max x 17' max)** Coal effect gas fire, double glazed window, ceiling spotlights, two radiators, coving and double glazed French doors leading out to the rear garden. Step up and door to dining kitchen.



LOUNGE

**DINING KITCHEN (14'8 max x 13'8 max)** Fitted kitchen incorporating a Range style cooker with five burner gas hob and extractor hood above, integrated dishwasher and fridge, stainless steel sink with mixer tap, boarded splashbacks and under counter lighting. Double glazed window to the rear, wood effect flooring, radiator and door to utility.



DINING KITCHEN



4/ 73 BERKELEY GRANGE, CARLISLE

**UTILITY (10'7 x 5'6)** Plumbing for washing machine, space for tumble dryer, gas boiler, stainless steel sink with mixer tap, wall and base storage units, wood effect flooring, double glazed window and UPVC door leading to the rear garden.



UTILITY

**DINING ROOM (13'7 x 10'4)** Double glazed window to the front, radiator, coving and wood effect flooring.



DINING ROOM

**FIRST FLOOR** Half landing with double glazed window. Landing with loft access and doors to bedrooms and bathroom.



FIRST FLOOR LANDING

5/ 73 BERKELEY GRANGE, CARLISLE

**MASTER BEDROOM (17' max x 12'8 max)** Double glazed windows to the rear and side elevations, radiator, coving and walk-in wardrobe with lighting and also houses the water cylinder. Door to the en-suite shower room.



MASTER BEDROOM

**EN-SUITE SHOWER ROOM (6' x 5')** Three piece suite comprising of walk-in shower cubicle, wash hand basin and WC. Tiled splashbacks, ceiling spotlights, radiator, tile effect flooring and double glazed frosted window.



EN-SUITE SHOWER ROOM

**BEDROOM 2 (14'3 max x 9'9 max)** Fitted wardrobes, radiator, coving and double glazed window to the front with views towards the fells.



BEDROOM 2



6/ 73 BERKELEY GRANGE, CARLISLE

**BEDROOM 3 (13' x 10')** Built in wardrobe, radiator, coving and double glazed window to the front.



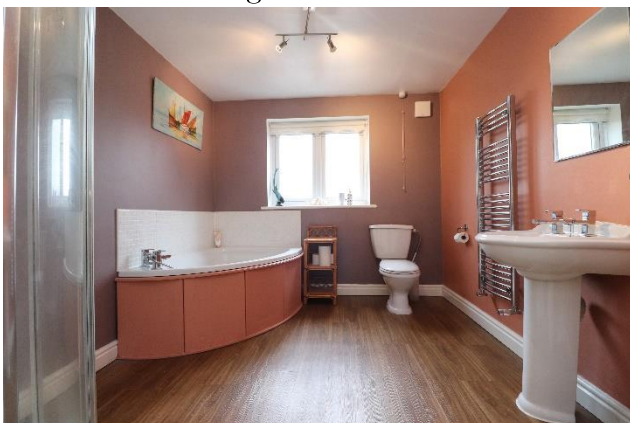
BEDROOM 3

**BEDROOM 4 (10'7 x 6'8)** Radiator, coving and double glazed window to the rear.



BEDROOM 4

**BATHROOM (10'6 x 8'6)** Four piece suite comprising of corner bath with shower attachment, shower cubicle, wash hand basin and WC. Double glazed frosted window, wood effect flooring and heated towel rail.



BATHROOM

7/ 73 BERKELEY GRANGE, CARLISLE

**OUTSIDE** To the front of the property there is a block paved driveway providing off street parking for up to four vehicles leading up to a single garage with power supply. To the rear of the property is a generous private lawned garden bordered by mature trees and plants with a pleasant patio seating area, garden shed, access to the garage, external water supply and electrical sockets.



GARDENS

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

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

**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.

