

Cumbrian Properties

4 Whooff House, Aglionby, Carlisle



Price Region £189,000

EPC-D

Semi-detached property | Garage
1 reception | 2 bedrooms | 1 bathroom
Situated in a private development | No onward chain

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2/ 4 WHOOFF HOUSE, AGLIONBY, CARLISLE

This two bedroom semi-detached property situated in a private development to the east of Carlisle, the property is gas central heated and fully double glazed and briefly comprises entrance vestibule, cloakroom, entrance hall, lounge and fitted kitchen. To the first floor there are two bedrooms both benefiting from fitted storage and fitted wardrobe to the master and a three piece family bathroom. The property also benefits from a single garage and is accessible via a private road and surrounded by woodland and gardens.

The accommodation with approximate measurements briefly comprises:

Entrance to the property leads into the entrance vestibule.

ENTRANCE VESTIBULE (4' x 3') Doors to the cloakroom and entrance hall.

CLOAKROOM (5' x 3') WC and Sink basin with mixer tap. Frosted double glazed UPVC window to the side and wood effect laminate flooring.



CLOAKROOM

ENTRANCE HALL (13' x 6') Radiator, staircase to the first floor, built-in storage cupboard, understairs storage cupboard and door to the lounge.



ENTRANCE HALL

LOUNGE (12' x 11'5) Double glazed UPVC window to the front, radiator, elevated gas fire, coving to the ceiling and door to the kitchen.



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KITCHEN (13' x 8') Fitted kitchen incorporating 1.5 bowl sink unit with drainer and mixer tap, electric oven and grill with four burner electric hob with tiled splashback and extractor hood above and plumbing for washing machine. Baxi combi-boiler, radiator, double glazed UPVC windows to the side and rear.



KITCHEN

FIRST FLOOR

SPLIT LEVEL LANDING Double glazed UPVC window to the rear and doors to two double bedrooms, family bathroom and built-in storage cupboard.

BEDROOM 1 (13' x 11') Double glazed UPVC windows to the front and side, radiator and fitted wardrobe with sliding mirrored doors.



BEDROOM 1

BEDROOM 2 (9' x 9') Double glazed UVC window to the rear, radiator & fitted storage.



BEDROOM 2

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FAMILY BATHROOM (10' x 6') Three piece suite comprising WC, sink with tiled splashback, panelled bath with shower over the bath. Heated towel rail and frosted double glazed UPVC window to the front.



FAMILY BATHROOM

OUTSIDE The property benefits from a single garage accessible via a private road, surrounded by woodland.



WOODLAND GARDENS/PARKING



GARAGE

TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is Tax Band C.

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