

# Cumbrian Properties

18 Cairn Crescent, Corby Hill



**Price Region £275,000**

**EPC-D**

Detached property | Popular residential area  
1 reception room | 3 double bedrooms | 1 bathroom  
Gated driveway | Generous plot | Cul-de-sac location

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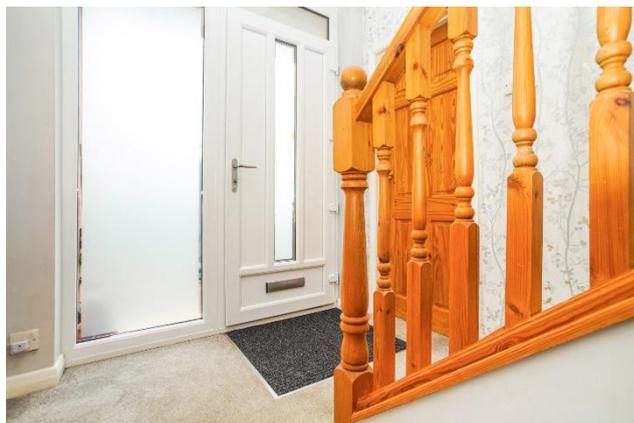
## 2/ 18 CAIRN CRESCENT, CORBY HILL, CARLISLE

This well presented three double bedroom detached property is situated on a cul-de-sac in a popular location midway between Carlisle and the market town of Brampton. Arranged over three floors, the property briefly comprises a ground floor three-piece family bathroom and utility room, a first-floor lounge, dining room and fitted kitchen, and to the lower ground floor, three double bedrooms with fitted wardrobes to the master. Externally, the property benefits from a generous rear lawned garden with a flagstone patio, while to the front there is a block-paved gated driveway providing off-road parking. A superb family home, ready to move in, offering practical living with excellent access to local amenities, transport links and surrounding countryside.

The accommodation with approximate measurements briefly comprises:

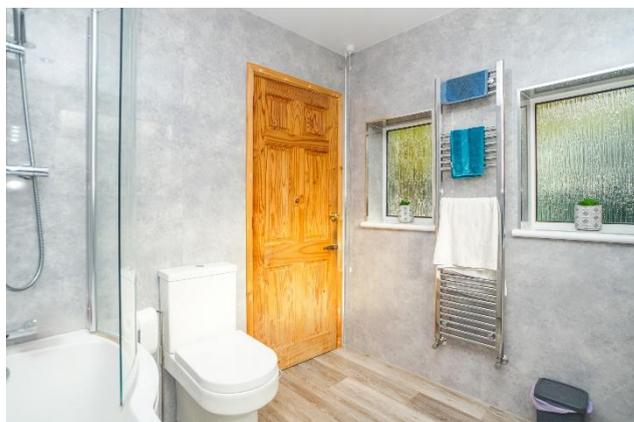
Entrance to the property leads to the entrance hall.

**ENTRANCE HALL** Frosted double glazed full length window to the front, staircase to the first floor and staircase to lower level, doors to the family bathroom and utility room.



ENTRANCE HALL

**FAMILY BATHROOM (8'5 x 8')** Three piece suite comprising WC, sink with mixer tap, panelled bath with mixer tap and shower over the bath. Two heated towel rails, frosted double glazed UPVC windows to the front and side, wood effect laminate flooring, panelled walls and panelled ceiling.

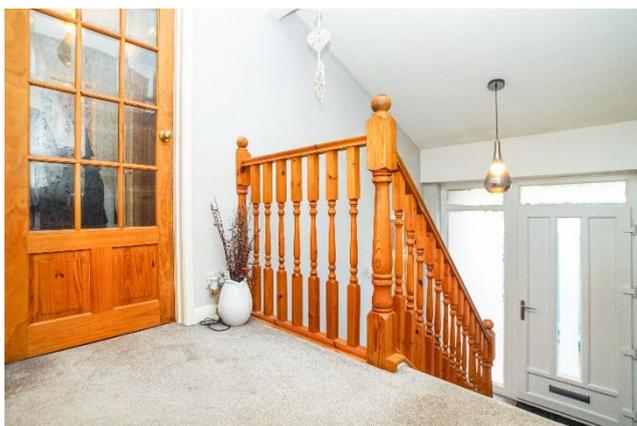


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**UTILITY ROOM (10' x 9')** Double glazed UPVC window to the front, radiator, sink, fitted worktops and cupboards, plumbing for washing machine, frosted double glazed UPVC door to the side and walk-in storage cupboards which houses the Baxi gas combi-boiler.

**FIRST FLOOR**

**LANDING** Doors to the lounge, kitchen and inner hall.



FIRST FLOOR LANDING

**KITCHEN (12' x 12')** Sink with mixer tap, tiled splashback surrounding worktops, freestanding oven & grill with four burner gas hob and dishwasher. Wood effect laminate flooring and double glazed UPVC window to the side. Kitchen leads through to the dining room.



KITCHEN

**DINING ROOM (11' x 9')** Double glazed UPVC window to the rear and radiator.



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**LOUNGE (15'5 x 14')** Double glazed UPVC window to the rear, two radiators and electric fire with fireplace.



LOUNGE

**INNER HALLWAY (9' x 7')** Currently being used as gaming room, could be utilised as office space. Shelled storage cupboard and door to cloakroom.

**CLOAKROOM (6' x 4')** Two piece suite comprising WC and sink with mixer tap and tiled splashback.



CLOAKROOM

**LOWER LEVEL**

**INNER HALL** Radiator, shelved storage cupboard and doors to three bedrooms.

**BEDROOM 1 (13' x 12')** Double glazed UPVC window to the rear, radiator, fitted wardrobes with sliding mirrored doors and fitted cupboards.



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**BEDROOM 2 (12' x 9'5)** Double glazed UPVC window to the side and radiator.



BEDROOM 2

**BEDROOM 3 (13' x 11')** Double glazed UPVC window to the rear and fitted storage cupboards.



BEDROOM 3

**OUTSIDE** To the rear of the property is a fenced low-maintenance garden comprising lawn, laid flagstones, laid shillies, elevated shrubs, bushes and trees and sandstone rockery. A patio area to the side comprising laid flagstone, a timber shed and external water tap. To the front of the property, is a block paved gated driveway along with path to both sides of the detached property.



REAR GARDEN

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

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

