

# Cumbrian Properties

65 Longdyke Drive, Carlisle



Price Region £83,000

EPC-C

Ground floor flat | Freehold

1 reception room | 2 bedrooms | 1 bathroom

Detached single garage & drive | Lawned rear garden

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This freehold, two bedroom, ground floor flat, situated in a popular residential area to the south of the city, is sold with the benefit of no onward chain, drive, garage and rear lawned garden. The accommodation briefly comprises entrance hall with built-in cupboard and understairs cupboard providing ample storage, lounge, kitchen, shower room, double bedroom and single bedroom. Lawned rear garden, tarmac drive and detached single garage. The accommodation is in need of some cosmetic attention and would provide a great opportunity to those looking to downsize, first time buyers or property investors looking to put their own stamp on a property.

The accommodation with approximate measurements briefly comprises:

**UPVC front door into entrance hall.**

**ENTRANCE HALL** Radiator, built-in storage cupboard and understairs cupboard. Doors to lounge, shower room and bedrooms.



ENTRANCE HALL

**LOUNGE (14'3 x 11'8)** UPVC double glazed window to the rear, radiator and door to kitchen.



LOUNGE

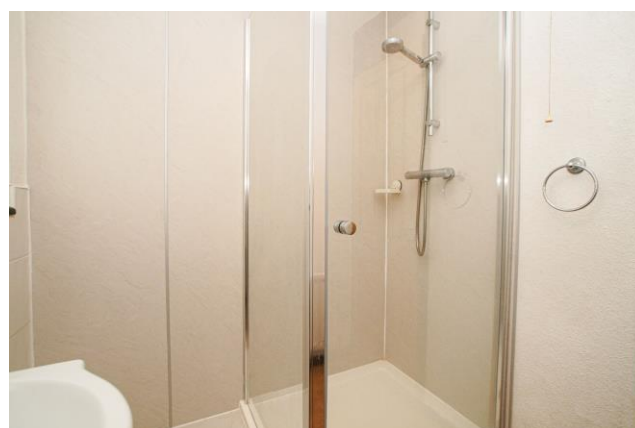
**KITCHEN (9' x 8'9)** Fitted kitchen incorporating sink with mixer tap, freestanding cooker, plumbing for washing machine, Worcester boiler, tile effect laminate flooring and UPVC double glazed window to the rear.

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KITCHEN

**SHOWER ROOM (6'5 x 5'6)** Three piece suite comprising WC, vanity unit wash hand basin and walk-in shower unit. Wood effect laminate flooring, radiator and UPVC double glazed window to the side.



SHOWER ROOM

**BEDROOM 1 (14' x 9'4)** UPVC double glazed window to the front and radiator.



BEDROOM 1

**BEDROOM 2 (11' x 6'6)** UPVC double glazed window to the front and radiator.

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BEDROOM 2

**OUTSIDE** Tarmac driveway to the front of the property leading up to the detached single garage. Lawned rear garden, overlooking Cumwhinton Road, with laid flag stones.

**DETACHED SINGLE GARAGE (17' x 8'4)** Up and over door, UPVC double glazed frosted window and UPVC double glazed door to the rear.



REAR GARDEN

**TENURE** We are informed the land is Freehold and the property is Leasehold. The vendors are currently confirming extension of the lease to 999 years.

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

