

Cumbrian Properties

43 Housteads Road, Sandsfield Park



Price Region £145,000

EPC-C

Semi-detached property | Newly refurbished
1 reception room | 2 bedrooms | 1 bathroom
Gardens, parking & garage | No onward chain

01228 599940
2 Lonsdale Street, Carlisle CA1 1DB

www.cumbrian-properties.co.uk
properties@cumbrian-properties.co.uk

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This newly refurbished, two bedroom, semi-detached property is immaculately presented throughout and would make a superb first time buy or downsize. Situated in the popular residential area of Sandsfield Park the double glazed and gas central heated accommodation briefly comprises entrance hall, lounge leading to the newly fitted modern kitchen with walk-in pantry, two bedrooms with fitted wardrobes to the master, and newly fitted modern shower room. Externally there are lawned gardens to the front and rear along with driveway parking and a single garage which has had the asbestos roof removed so could be reroofed or taken down to allow room for extension. The property is within easy walking distance of all the amenities of Sandsfield Park including shops, schools, parks and bus stops and is sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

UPVC front door into entrance hall.

ENTRANCE HALL Door to lounge, staircase to the first floor, radiator and wood effect flooring.

LOUNGE (17' max x 10'9 max) Double glazed window to the front, radiator and door to kitchen.



LOUNGE

KITCHEN (14' x 7') A newly fitted kitchen incorporating an electric oven, four burner electric hob and extractor hood above, one and half bowl stainless steel sink with mixer tap, plumbing for washing machine, space for fridge freezer, space for under counter appliance, radiator, double glazed window overlooking rear garden, wood effect flooring, ceiling spotlights and built-in pantry. UPVC door to the side of the property.



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FIRST FLOOR LANDING Doors to both bedrooms and shower room, cupboard housing the Baxi combi boiler, loft access and double glazed window.

BEDROOM 1 (11'9 x 11') Double glazed window to the front, radiator, built-in wardrobes heightened electrical and aerial points for T.V.



BEDROOM 1

BEDROOM 2 (11'8 x 7') Double glazed window to the rear, radiator and heightened electrical and aerial points for T.V.



BEDROOM 2

SHOWER ROOM (6'8 x 5'5) Newly fitted three piece suite comprising corner shower cubicle with fully boarded walls, vanity unit wash hand basin and WC with concealed cistern. Partially boarded walls, heated towel rail and UPVC frosted glazed window.



SHOWER ROOM

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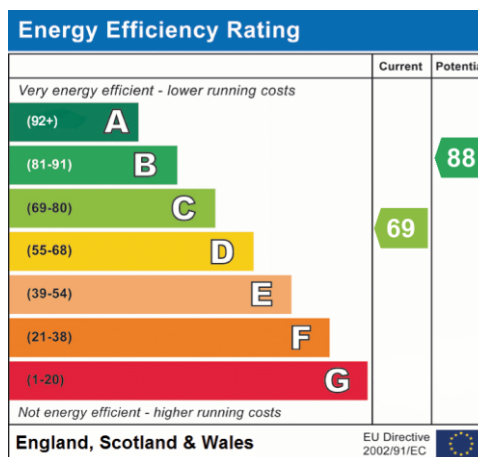
OUTSIDE To the front of the property is a low maintenance lawned garden and driveway providing off-street parking for two vehicles and a single garage which has had the asbestos roof removed and so could easily be reroofed or taken down allowing room to extend the property (subject to planning permission). To the rear of the property is a generous lawned garden.



REAR GARDEN



REAR OF THE PROPERTY



TENURE We are informed the tenure is Freehold.

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

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.

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