

# Cumbrian Properties

74 Housesteads Road, Carlisle



**Price Region £190,000**

**EPC-D**

Semi-detached property | Driveway and garage  
1 reception room | 3 bedrooms | 1 bathroom  
Spacious rear garden | No onward chain

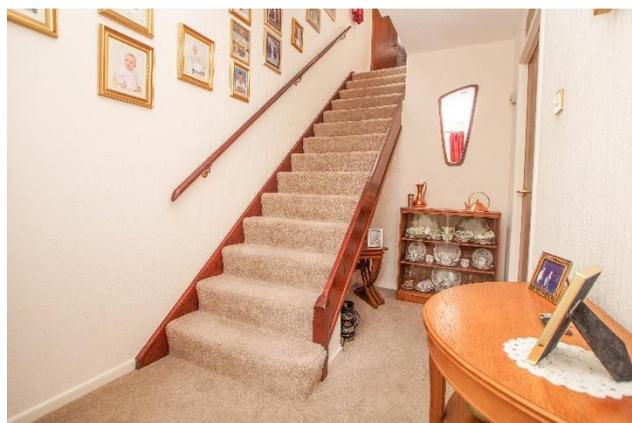
## 2/ 74 HOUSESTEADS ROAD, CARLISLE

This well-presented three bedroom semi-detached property, fully double glazed and Warm Air heating system, offers spacious accommodation comprising entrance hall, 26' dining lounge, fitted kitchen with integrated appliances and utility room. To the first floor there are three bedrooms, two of which are doubles, with fitted storage to the master, and a three piece family bathroom. Externally, the property boasts a generous, low maintenance rear garden laid to lawn with shillies, patio area and timber shed, enclosed by fencing. To the front is a mature lawned garden with floral borders, trees and shrubs, together with driveway parking leading to the garage. Having been lovingly maintained over the years, the property is now ready for a new owner to make their own.

The accommodation with approximate measurements briefly comprises:

Entrance to the property leads to the entrance hall.

**ENTRANCE HALL (12' x 6')** Staircase to the first floor, built-in storage cupboard housing the meters and electric consumer box, door to the open-plan dining lounge.



ENTRANCE HALL

**DINING LOUNGE (26' x 11'5)** Double glazed UPVC window to the front, double glazed UPVC windows to the rear, coving to the ceiling and door to the kitchen.



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OPEN-PLAN DINING LOUNGE

**KITCHEN (11' x 9')** Fitted kitchen incorporating sink unit with mixer tap, NEF electric oven and grill with four burner gas hob and extractor hood above, integrated fridge. Tiled splashback, panelled ceiling, double glazed UPVC window to the rear and door to the utility room.



KITCHEN

**UTILITY ROOM (9' x 8')** Double glazed UPVC window to the rear, double glazed UPVC door to the rear garden, plumbing for washing machine and tile effect laminate flooring.



UTILITY ROOM

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**FIRST FLOOR**

**LANDING** Double glazed UPVC window to the side, doors to three bedrooms and family bathroom.

**BEDROOM 1 (13'5 x 10')** Double glazed UPVC window to the front, fitted wardrobes, drawers, cupboards and dressing table.



BEDROOM 1

**BEDROOM 2 (11'5 x 9'5)** Double glazed UPVC window to the rear, built-in shelved storage cupboard housing the hot water tank.



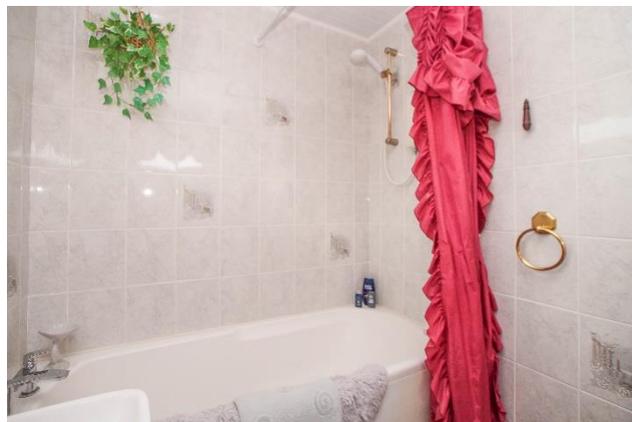
BEDROOM 2

**BEDROOM 3 (9'5 x 8')** Double glazed UPVC window to the front, built-in storage cupboard.



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**FAMILY BATHROOM (9' x 6')** Three piece suite comprising WC, sink with mixer tap, panelled bath with mixer tap. Tiled splashback, frosted double glazed UPVC windows to the rear and side, panelled ceiling.



BATHROOM

**OUTSIDE** To the rear of the property is a low maintenance fenced garden comprising lawn with laid shillies, laid flagstone patio, timber shed, slated shillied borders and a side path to the front of the property. To the front of the property is a low maintenance lawned front garden with mature trees and floral borders and driveway parking leading to the garage.



REAR GARDEN AND VIEW

**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.