Cumbrian
PROPERTIES

22 Currock Road, Carlisle

Price Region £160,000

EPC-E

End-terraced property | Three storey
2 reception rooms | 4 bedrooms | 1 bathroom
Garden, yard & garage | Recently refurbished

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2/ 22 CURROCK ROAD, CURROCK, CARLISLE

A refurbished, three storey, end-terraced property offering spacious and flexible accommodation situated in this popular residential area to the south of the city.
The UPVC double glazed and gas central heated accommodation, which is offered in excellent decorative order and with new flooring throughout, briefly comprises entrance hall, lounge with multi fuel stove and bay window seating, sitting room and dining kitchen. To the first floor there are three bedrooms and four piece bathroom, and 18'3 attic bedroom.
Low maintenance front forecourt, enclosed rear yard and garage.
Situated close to a range of local amenities including schools, shops, gyms, bus routes and within walking distance of the city centre. No onward chain.

The double glazed and central heated accommodation with approximate measurements briefly comprises:
UPVC double glazed door into entrance hall.
ENTRANCE HALL Radiator, coving to the ceiling, feature archway, staircase to the first floor and door to lounge.

LOUNGE (14'5 max x 12'9 excluding bay window) Brick fireplace housing a multi fuel stove on a brick hearth. Two feature brick walls, coving to the ceiling, radiator, UPVC double glazed bay window with window seat and archway to the sitting room.

LOUNGE

SITTING ROOM (15'5 max x 13') Two exposed feature brick walls, built-in alcove cupboards, radiator, UPVC double glazed French doors to the rear yard and door to dining kitchen.

SITTING ROOM

DINING KITCHEN (18' x 9') A range of wall and base units with complementary worksurfaces and upstands incorporating a single bowl sink unit with mixer tap. Four ring electric hob with extractor hood above and oven below, plumbing for washing machine and space for fridge freezer. Understairs storage cupboard, two UPVC double glazed windows and UPVC double glazed door to the rear.

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DINING KITCHEN

FIRST FLOOR HALF LANDING UPVC double glazed window, door to bedroom and corridor leading to the bathroom. Steps up to the main landing.

BATHROOM (12'5 x 11'6) White four piece suite comprising corner shower cubicle with rainfall shower and shower hose attachment, bath, low level WC and pedestal wash hand basin. Wood effect flooring, panelled ceiling, loft access, radiator and UPVC double glazed window.

BATHROOM

BEDROOM 3 (18' max x 5'6 max) UPVC double glazed window and radiator.

LANDING UPVC double glazed window, staircase to the attic room and doors to bedrooms.

BEDROOM 1 (19' max x 14') Three UPVC double glazed windows, radiator and storage cupboard.

BEDROOM 1

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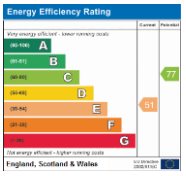
BEDROOM 2 (12'6 max x 12') UPVC double glazed window and radiator.

BEDROOM 2

ATTIC BEDROOM (18'3 max x 17'6 max) Sloping beamed ceiling, two double glazed Velux windows, two radiators, storage cupboard and under eaves storage.

ATTIC BEDROOM

OUTSIDE Low maintenance front forecourt and good size enclosed rear yard with gated access to the rear lane and **GARAGE (13' x 12')** Up and over door, power and Baxi central heating boiler.

COUNCIL TAX BAND To be confirmed by the vendor.
TENURE We are informed the tenure is Freehold.
SERVICES Mains water, gas and electricity are connected.
VIEWING Cumbrian Properties ELA Ltd, 2 Lonsdale Street, Carlisle. Tel 01228 599940