

Cumbrian Properties

22 Johnston Drive, off London Road



Price Region £245,000

EPC-

Townhouse | Superb open views to the rear
1 reception room | 5 bedrooms | 3 bathrooms
Rear garden & balcony | Driveway & garage

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2/ 22 JOHNSTON DRIVE, OFF LONDON ROAD, CARLISLE

A five bedroom, three bathroom, luxury townhouse, with superb open views to the rear, situated in close proximity to London Road providing easy access to the city centre and transport links. The double glazed and gas central heated accommodation briefly comprises entrance hall, shower room, utility room double bedroom with French doors to the rear garden. To the first floor is the spacious fitted kitchen with integrated appliances, dining lounge with French doors leading to the balcony, and bedroom. To the second floor there are three further bedrooms, master en-suite shower room and family bathroom. Tarmac driveway to the front of the property providing parking in front of the garage. Lawned rear garden with block paved patio, raised floral borders and an external staircase to the first floor balcony.

The accommodation with approximate measurements briefly comprises:

Composite front door into entrance hall.

ENTRANCE HALL Wood effect vinyl flooring, radiator, coving to the ceiling, built-in cupboard housing the Worcester boiler, understairs storage cupboard and staircase to the first floor. Doors to shower room, utility room and bedroom 4.



ENTRANCE HALL

SHOWER ROOM (9'4 x 3') Three piece suite comprising walk-in shower with waterfall shower head and shower attachment, WC and wash hand basin. Tiled flooring, heated towel rail and UPVC double glazed frosted window to the front.

UTILITY ROOM (7'5 x 7') Tiled flooring, radiator, fitted cupboards and worksurfaces, sink with mixer tap, plumbing for washing machine and UPVC double glazed frosted door to the rear.

BEDROOM 5 (12' x 11') Coving to the ceiling, radiator, door to corridor and UPVC double glazed French doors to the rear garden.



BEDROOM 5

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FIRST FLOOR

LANDING Radiator and staircase to the second floor. Doors to dining lounge, kitchen and bedroom 4.

DINING LOUNGE (18'8 x 15') Coving to the ceiling, two radiators, fireplace housing a gas fire, UPVC double glazed window to the rear and UPVC double glazed French doors to the balcony with views over the surrounding fields and staircase down to the rear garden.



DINING LOUNGE

KITCHEN (16'6 x 11') Quality fitted kitchen incorporating an eye-level oven and grill, five ring gas hob with extractor hood above, integrated dishwasher, integrated fridge freezer, ceramic sink unit with mixer tap. Tiled flooring, radiator and UPVC double glazed windows to the front.



KITCHEN



BEDROOM 4

BEDROOM 4 (8'9 x 7'3) UPVC double glazed window to the front, radiator and coving to the ceiling.

SECOND FLOOR

LANDING Radiator, coving to the ceiling, access to loft via a pull down ladder, doors to bedrooms and family bathroom.

BEDROOM 3 (9'7 x 8'9) UPVC double glazed window to the front, radiator, coving to the ceiling and built-in wardrobes.

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BEDROOM 2 (13'5 x 11') Radiator, coving to the ceiling, built-in wardrobe and French doors to the Juliette balcony.



BEDROOM 2

MASTER BEDROOM (16'9 x 11') UPVC double glazed windows to the rear, coving to the ceiling, radiator, built-in wardrobe and door to en-suite shower room.

EN-SUITE SHOWER ROOM (6' x 6') Three piece suite comprising walk-in shower, WC and wash hand basin. Tiled flooring, part tiled walls, heated towel rail and Velux window.



BEDROOM 1



EN-SUITE

FAMILY BATHROOM (11' x 6') Three piece suite comprising WC, wash hand basin and panelled bath with rainfall shower and shower attachment above. Tiled flooring, heated towel rail and light tunnel.



BATHROOM

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OUTSIDE Tarmac driveway to the front providing off-street parking in front of the garage. Enclosed rear garden incorporating lawn, raised floral borders, water feature, block paved patio, wooden shed, outside tap and external sockets. A gate at the rear of the garden provides access into the fields behind.

GARAGE (19'8 x 10'7) Electric up and over door, power and light.



REAR GARDEN



VIEW FROM THE BALCONY

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.

EPC GRAPH TO
FOLLOW

reasons to sell with us...

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455

properties listed in our
Carlisle office

more than

390

properties sold from
our Carlisle office

we sold

255

more properties than
our closest competitor

we have over

500

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4.9/5 Google Rating

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