

Cumbrian Properties

8 Hawthorn Grove, Carlisle



Price Region £68,000

EPC-

Detached bungalow | Popular residential area
Lounge | 1 bedroom | 1 bathroom | Conservatory
Low maintenance gardens | No onward chain

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A low maintenance one bedroom, one bathroom detached bungalow with conservatory and low maintenance private gardens situated in a popular residential location close to local amenities to the west of the city. The double glazed accommodation, with a newly fitted gas combi boiler, briefly comprises of entrance porch, entrance hallway with built in airing cupboard, lounge with electric fire, kitchen leading through to the conservatory, double bedroom with fitted wardrobes and a three piece fully tiled shower room. Externally there is a lawned garden to the front and a low maintenance paved garden to the rear with outside storage. Situated in a convenient location with shops and bus stops in close proximity and on regular bus routes to the city centre, this property would appeal to those looking for a low maintenance single storey living.

The accommodation with approximate measurements briefly comprises:

Entry via composite door into entrance porch

ENTRANCE PORCH Double glazed windows, Perspex roof, tile effect flooring, electricity sockets and door to entrance hall.

ENTRANCE HALL Doors to lounge, kitchen, bedroom and shower room. Radiator and built in airing cupboard housing the combi boiler which is less than a year old and on a 5 year warranty.

LOUNGE (13'3 max x 12' max) Coal effect electric fire, radiator and double glazed windows to the front and rear elevations.



LOUNGE

KITCHEN (10' x 6'6) Fitted kitchen incorporating a free standing electric cooker, stainless steel sink unit with mixer tap, tiled splashbacks, plumbing for washing machine and space for fridge/freezer. Tile effect flooring, radiator and door to conservatory.

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KITCHEN

CONSERVATORY (11'6 x 6'9) Double glazed windows, Perspex roof, wood effect flooring, electric heater and UPVC double glazed door to the rear garden.

SHOWER ROOM (7'4 x 6') Three piece suite comprising of walk-in shower cubicle, wash hand basin and WC. Tiled walls, radiator and double glazed frosted window.



CONSERVATORY



SHOWER ROOM

BEDROOM (11' to fitted wardrobes x 9') A range of fitted wardrobes, radiator and double glazed window to the front.



BEDROOM

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OUTSIDE Small lawned garden to the front of the property with flagged pathway leading up to the front door. Low maintenance paved garden which is private with gate providing access to the communal green area which is maintained by Riverside.



REAR GARDEN

TENURE We are informed the tenure is Freehold

COUNCIL TAX We are informed the property is in tax band A

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