

Cumbrian Properties

115 Lightfoot Drive, Harraby



Price Region £85,000

EPC-

Semi-detached property | No onward chain
1 reception room | 3 bedrooms | 1 bathroom
Front & rear gardens | Gated driveway parking

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A three bedroom, semi-detached property situated to the south of the city close to shops, amenities and transport links. The double glazed and gas central heated accommodation briefly comprises entrance hall, lounge, kitchen and shower room. To the first floor there are two double bedrooms and single bedroom. Lawned front and rear gardens and gated driveway parking. Ideally suited to the first time buyer or buy to let investment as the property could be sold with the benefit of a sitting tenant.

The accommodation with approximate measurements briefly comprises:

UPVC front door into the entrance hall.

ENTRANCE HALL Radiator, staircase to the first floor and door to lounge.

LOUNGE (17' x 11') UPVC double glazed window to the front, radiator, wall mounted electric fire, wood effect laminate flooring and door to kitchen.



LOUNGE

KITCHEN (11'5 x 8'6) Fitted kitchen incorporating a freestanding cooker, plumbing for washing machine, stainless steel sink unit, Worcester boiler, UPVC double glazed window and UPVC double glazed frosted door to the rear garden, and door to the shower room.



KITCHEN

SHOWER ROOM (10' x 5') Shower cubicle with electric shower WC and wash hand basin. Two radiators, wood effect laminate flooring and UPVC double glazed frosted windows to the side and rear.

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SHOWER ROOM

FIRST FLOOR

LANDING UPVC double glazed window to the side and doors to all bedrooms.

BEDROOM 1 (10'3 x 10') UPVC double glazed window to the front, radiator and built-in storage cupboard.



BEDROOM 1

BEDROOM 2 (10'7 x 9'8) UPVC double glazed window to the rear and radiator.



BEDROOM 2

BEDROOM 3 (9'3 x 6'4) UPVC double glazed window to the front, radiator and built-in storage cupboard.

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BEDROOM 3

OUTSIDE Gated driveway to the front of the property along with lawn and gravelled areas. Lawned rear garden with gravelled areas and apple tree.



REAR GARDEN



REAR OF THE PROPERTY

TENURE We are informed the tenure is Freehold.

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

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 TO FOLLOW

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more than

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our closest competitor

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4.9/5 Google Rating

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