

Cumbrian Properties

15 Priorwood Close, Carlisle



Price £285,000

EPC-

Detached property | No onward chain
2 reception rooms | 4 bedrooms | 1 bathroom
Front & rear gardens | Driveway parking & garage

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2/ 15 PRIORWOOD CLOSE, CARLISLE

This spacious, four bedroom, detached property welcomes you through an inviting entrance hall leading to a cloakroom and a generously spacious lounge featuring patio doors that open to the rear garden. The property boasts a dining room, fitted kitchen and a convenient utility room. Upstairs, four bedrooms and a four-piece bathroom provide comfort and versatility. Outside, the front and rear lawned gardens, block paved driveway, and garage complement the residence. With no onward chain, this ideal family home is perfectly situated near local shops, amenities, and the western bypass, offering the next owner a canvas to personalise and call their own.

The double glazed and gas central heated accommodation with approximate measurements briefly comprises:

UPVC front door into entrance hall.

ENTRANCE HALL Radiator, coving to the ceiling and staircase to the first floor. Doors to lounge, dining room, kitchen and cloakroom.



ENTRANCE HALL

CLOAKROOM Two piece suite comprising WC and wash hand basin with tiled splashback. Radiator, UPVC double glazed frosted window to the rear, coving to the ceiling and part tiled walls.



CLOAKROOM

LOUNGE (21' x 11'4) UPVC double glazed window to the front, two radiators, fireplace housing a gas fire, coving to the ceiling and sliding patio doors to the rear garden.

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LOUNGE

DINING ROOM (13'5 x 10'5) UPVC double glazed window to the front, radiator, coving to the ceiling and door to kitchen.



DINING ROOM

KITCHEN (12'4 x 9'4) Fitted kitchen incorporating a stainless steel sink with mixer tap, freestanding cooker with extractor hood above, plumbing for dishwasher and space for fridge. UPVC double glazed window to the rear, radiator, coving to the ceiling, tile effect vinyl flooring, understairs storage cupboard and door to utility room.



KITCHEN

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UTILITY ROOM (8'9 x 8'8) Wall and base units with worksurface incorporating a stainless steel sink with mixer tap, plumbing for washing machine, space for tumble dryer, Worcester boiler, coving to the ceiling, tile effect vinyl flooring, UPVC double glazed window to the rear and UPVC double glazed door to the side.



UTILITY ROOM

FIRST FLOOR

LANDING UPVC double glazed window to the side, radiator, loft access, coving to the ceiling, doors to bedrooms and bathroom.



LANDING

BEDROOM 1 (15'9 x 9'6) Two UPVC double glazed windows to the front, coving to the ceiling and two radiators.



BEDROOM 1

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BEDROOM 2 (11'9 x 11') UPVC double glazed window to the rear, coving to the ceiling and radiator.



BEDROOM 2

BEDROOM 3 (12'6 x 8') UPVC double glazed window to the front and radiator.



BEDROOM 3

BEDROOM 4 (9' x 6'6) UPVC double glazed window to the rear, radiator and coving to the ceiling.



BEDROOM 4

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BATHROOM (8'8 x 6'5) Four piece suite comprising shower above panelled bath, shower cubicle with aqua-panelled splashbacks, WC and wash hand basin. Tile effect vinyl flooring, tiled walls, heated towel rail, UPVC double glazed frosted window to the rear and panelled ceiling.



BATHROOM

OUTSIDE Lawned front garden incorporating bushes and shrubs and block paved driveway providing parking in front of the garage. Lawned rear garden with flagged patio and borders housing a variety of shrubs and trees.

GARAGE (17'5 x 9') Up and over door, light, power and water.



REAR GARDEN



REAR OF THE PROPERTY

TENURE We are informed the tenure is Freehold

COUNCIL TAX We are informed the property is in 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.