Cumbrian Properties
36 Currock Mount, Carlisle

Price Region £185,000

EPC-D

Semi-detached property | Driveway & gardens
2 receptions | 3 bedrooms | 1 bathroom
Well-presented throughout | Popular residential location

This well-presented extended three bedroom semi-detached property situated in a popular residential location briefly comprises entrance hall, lounge with French doors leading to the rear landscaped garden, a dining room with bay windows and an L-shaped kitchen with breakfast bar. To the first floor there are three bedrooms, two of which are double, loft access and an attractive shower room. To the rear of the property is a beautifully landscaped and fenced garden comprising patio, lawn, colourful flowerbeds, laid shillies, borders with shrubs, outbuilding for additional storage and gated access to the side of the property. To the front of the property is a fenced and walled low maintenance shillied garden with block paved driveway. The property is situated just off Blackwell Road, close to an abundance of amenities, shops, schools, transport links, gym and Hammonds Pond.

The accommodation with approximate measurements briefly comprises:

Entrance to the property leads into the entrance hall.

ENTRANCE HALL (14'3 x 6') Coving to the ceiling, radiator, understairs storage, staircase to the first floor with wooden banister and metal spindles and doors to the dining lounge and kitchen.
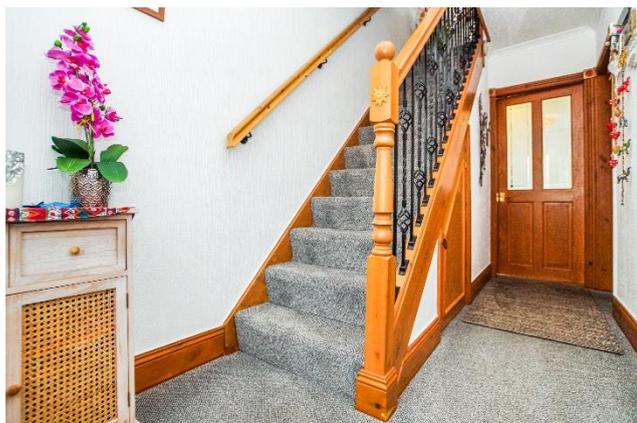
ENTRANCE HALL

DINING ROOM (13' x 11') Double glazed UPVC window to the front, coving to the ceiling, radiator and leads through to the lounge.

DINING ROOM

LOUNGE (18' x 11') Double glazed UPVC French doors to the rear garden, ceiling coving, radiator and gas fire.

LOUNGE

KITCHEN (17' x 13') Fitted kitchen incorporating sink with mixer tap, electric oven & grill with four burner gas hob, glass splashback and extractor hood above, plumbing for dishwasher and washing machine. Double glazed UPVC windows to the rear and side, frosted double glazed UPVC door to the rear, tiled flooring, radiator, ceiling coving and door to the understairs storage.

KITCHEN

FIRST FLOOR
LANDING Double glazed UPVC window to the side, loft access and doors to all three bedrooms and family bathroom.

BEDROOM 1 (13' x 11') Double glazed UPVC window to the front, radiator and coving to the ceiling.

BEDROOM 2 (12' x 11') Double glazed UPVC window to the rear, radiator, coving to the ceiling and fitted storage cupboards also housing the gas boiler.
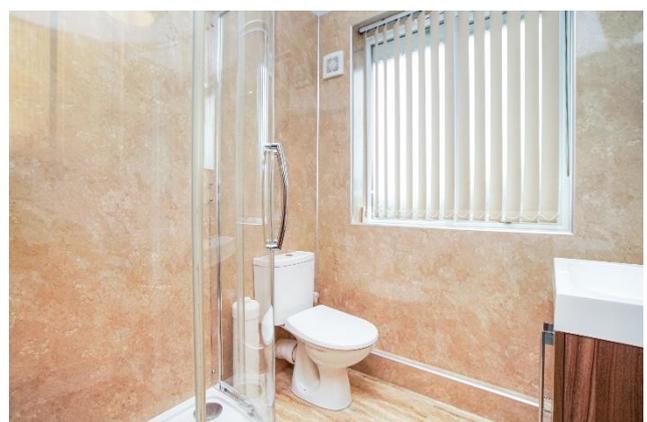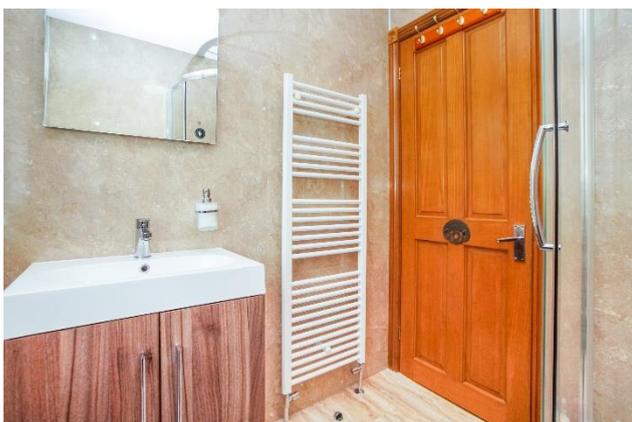

BEDROOM 2

BEDROOM 3 (7' x 6') Double glazed UPVC window to the front, radiator and coving to the ceiling.

BEDROOM 3

SHOWER ROOM (6'5 x 6') Three piece suite comprising WC, sink with mixer tap and walk-in shower. Panelled splashback, heated towel rail, frosted double glazed UPVC window to the rear.

SHOWER ROOM

OUTSIDE To the rear of the property is a well-presented fenced landscaped garden comprising patio area, slated shillies, lawn, colourful flowerbeds, external water tap, outbuilding for additional storage and gated access to the side of the property. To the front is a low maintenance fenced garden with block paved driveway, shillies and shrubbed borders.

GARDEN

TENURE   We are informed the tenure is Freehold.

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

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.