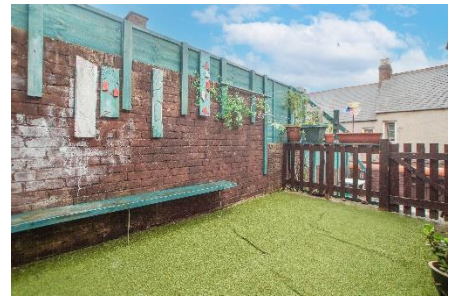


Cumbrian Properties

33 Blackwell Road, Currock, Carlisle



Price Region £115,000

EPC-D

Mid-terrace property | Popular residential location
1 reception | 3 bedrooms | 2 bathrooms
Ideal FTB/BTL opportunity | Low maintenance rear garden

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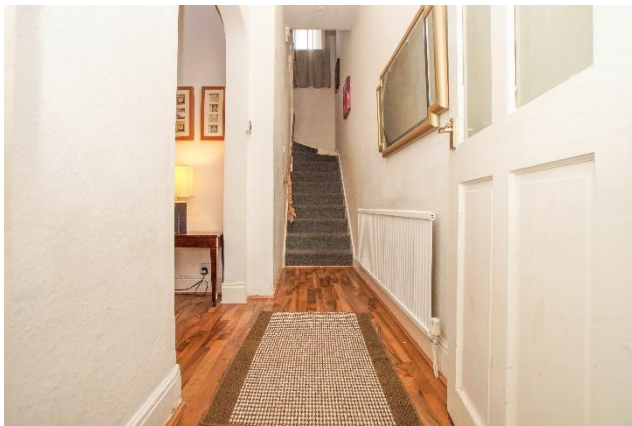
This three bedroom, two bathroom mid-terrace property is gas central heated, double glazed and briefly comprises entrance vestibule, entrance hall, open plan lounge, dining kitchen, inner hall and bedroom with en-suite bathroom. To the first floor there are two bedrooms and a shower room. Externally to the rear of the property is a walled and gated low maintenance tiered garden comprising timber shed, astro turf and external power and water. The property is situated in a popular residential location within walking distance to many amenities including shops, schools, bakeries, gym, pharmacy and public transport links.

The accommodation with approximate measurements briefly comprises:

Entrance to the property leads into the vestibule.

VESTIBULE (4' x 4) Leads into the entrance hall.

ENTRANCE HALL (7' x 4') Wood effect laminate flooring, radiator, staircase to the first floor and archway to the dining lounge.



ENTRANCE HALL

OPEN PLAN LOUNGE/DINING KITCHEN (24' x 13')

LOUNGE AREA Double glazed UPVC window to the front, coving to the ceiling, radiator, wood effect laminate flooring.



OPEN PLAN LOUNGE AREA

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DINING KITCHEN AREA Sink with mixer tap, plumbing for washing machine, freestanding electric oven & grill with four burner hob and extractor hood above. Double glazed UPVC window to the rear, wood effect laminate flooring and leading through to inner hallway.



OPEN PLAN DINING KITCHEN AREA

INNER HALLWAY Frosted double glazed UPVC door to the side leading to the garden and door to the ground floor bedroom.

GROUND FLOOR BEDROOM (14'5 x 8'5) Double glazed UPVC window to the side, wood effect laminate flooring and radiator and door to en-suite bathroom.



GROUND FLOOR BEDROOM

EN-SUITE BATHROOM (8'5 x 5'5) Three piece suite comprising WC, sink with tiled splashback and panelled bath. Frosted double glazed UPVC window to the side, radiator and tile effect vinyl flooring.



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FIRST FLOOR

LANDING Double glazed UPVC window to the rear, doors to bedrooms and leading through to the inner hall.

BEDROOM 1 (12' x 10') Double glazed UPVC window to the front and radiator.



BEDROOM 1

BEDROOM 2 (8' x 7') Double glazed UPVC window to the front, coving to the ceiling and radiator.



BEDROOM 2

INNER HALL (6' x 3'5) Door to walk-in shelved storage cupboard and door to the first floor shower room.

SHOWER ROOM (10' x 8') Three piece suite comprising WC, sink with mixer tap, tiled splashback and walk-in electric shower. Double glazed UPVC window to the rear, wood effect vinyl flooring and radiator.



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OUTSIDE To the rear of the property is a low maintenance tiered garden comprising astro turf, gated access to the rear lane, timber shed and external power and water.



REAR TIERED GARDEN

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.

