

Cumbrian Properties

93 Upperby Road, Carlisle



Price Region £195,000

EPC-D

Semi-detached property | Popular residential area
2 reception rooms | 3 bedrooms | 1 bathroom
Driveway and detached garage | Landscaped rear garden

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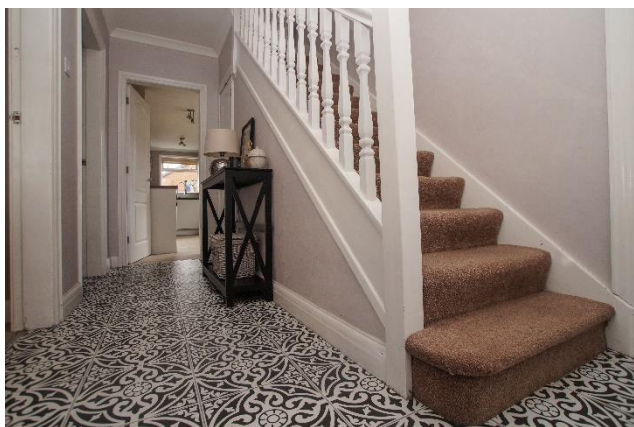
A well presented bay fronted three bedroom semi-detached property situated on Upperby Road. The double glazed and gas central heated accommodation briefly comprises of entrance hall, cloakroom, lounge with bay window, fitted kitchen and 22' dining lounge with velux window and French doors to the rear garden. To the first floor there are three bedrooms, two of which are double bedrooms and with fitted wardrobes, a three piece family bathroom and loft access with fitted ladder. To the front of the property is a block paved garden with driveway and gated access at the side leading up to the detached garage at the rear. The rear landscaped garden is mainly laid to flag stones with lawn and shillied areas. The property is well presented throughout and is situated close to schools, shops, amenities and bus routes making this an ideal family home.

The accommodation with approximate measurements briefly comprises:

Entry via UPVC double glazed door into entrance hall.

ENTRANCE HALL (7' x 14') Radiator, tiled flooring, staircase to the first floor and understairs storage cupboard with double glazed frosted window to the side. Doors to cloakroom, lounge, kitchen and dining lounge.

CLOAKROOM Tiled flooring, radiator, low level WC with concealed cistern, wash hand basin with tiled splashback, panelled ceiling and double glazed frosted window to front.



ENTRANCE HALL



CLOAKROOM

LOUNGE (14' x 10'9) Double glazed bay window to the front, radiator, coving and ceiling rose.



LOUNGE

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DINING LOUNGE (22' x 10'9) Coving to ceiling, radiator, velux window to the rear and UPVC double glazed French doors leading to the rear garden.



DINING LOUNGE

KITCHEN (16'8 x 7'10) Fitted kitchen incorporating electric oven and grill, four burner gas hob with overhead extractor, plumbing for washing machine and sink with drainer and mixer tap. Double glazed windows to the side and rear elevations, radiator, coving to ceiling, wood effect herringbone vinyl flooring and UPVC double glazed door to the side.



KITCHEN

FIRST FLOOR LANDING Double glazed window to the side, coving to ceiling and access via a pull down ladder to part boarded loft space. Doors to family bathroom and bedrooms.

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FAMILY BATHROOM (7'5 x 6'6) Three piece suite comprising low level WC, wash hand basin and panelled bath with shower over. Heated towel rail, wood effect vinyl flooring, panelled ceiling and double glazed frosted window to the side.



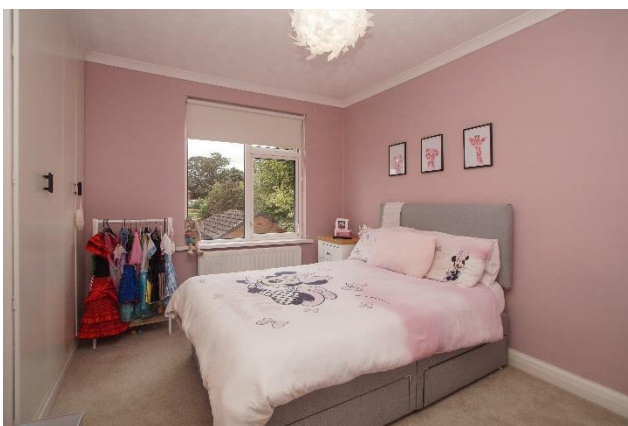
BATHROOM

BEDROOM 1 (11'10 x 9'6) Double glazed window to the front, coving to ceiling, radiator and fitted wardrobes.



BEDROOM 1

BEDROOM 2 (13' x 9'6) Double glazed window to the rear, radiator, coving to ceiling and fitted wardrobes.



BEDROOM 2

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BEDROOM 3 (8'2 x 6'8) Double glazed window to the front, radiator, dado rail and coving to ceiling.



BEDROOM 3

OUTSIDE Low maintenance block paved garden to the front with driveway leading up the side to a gated access to the detached garage at the rear. To the rear of the property is a fenced and walled garden comprising of flagstone patio, lawned area, external water tap, laid shillies and detached garage.



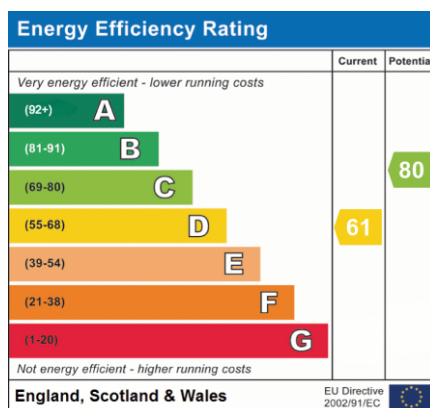
GARAGE AND GARDENS

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TENURE We are informed the tenure is Freehold

COUNCIL TAX We are informed the property is in 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.



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