

Cumbrian Properties

37 Currock Park Avenue, Currock



Price Region £190,000

EPC-

Extended semi-detached property | Cul-de-sac location
2 reception rooms | 3 bedrooms | Recently fitted shower room
Large gardens | Off-street parking & garage

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This three bedroom, two reception room, extended semi-detached property is immaculately presented inside and out with exceptional generous rear gardens, off-street parking and a recently fitted new roof. The property is double glazed and gas central heated with underfloor heating to the kitchen and engineered oak flooring to the majority of the ground floor. Off the entrance hall is a bay-fronted lounge with gas fire leading to a spacious dining room which has French doors opening onto the composite decked seating area in the generous rear garden. The recently fitted stylish kitchen, in inky tones with integrated appliances completes the ground floor. To the first floor there are two double bedrooms – both with bay windows and fitted storage, single bedroom/office with fitted storage and a recently fitted, chic, three piece shower room. To the front of the property there is driveway parking for two vehicles and to the rear of the property is a generous garden incorporating composite decked seating and lawned garden providing plenty of safe, secure space for children or pets to play and for outdoor entertaining, along with a garage with power supply. Located in the corner of a quiet cul-de-sac in close proximity to local schools and shops and regular bus routes to the city centre the property would make a fabulous family home.

The accommodation with approximate measurements briefly comprises:

UPVC front door into entrance hall.

ENTRANCE HALL Wooden staircase to the first floor, doors to lounge and kitchen, engineered oak flooring, radiator and coving to the ceiling.



ENTRANCE HALL

LOUNGE (17' max into bay window x 11' max) Coal effect gas fire, double glazed bay window to the front, radiator, coving to the ceiling, engineered oak flooring and door to dining room.



LOUNGE

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DINING ROOM (16' x 11' max) Double glazed French doors leading onto the decked seating area, radiator, engineered oak flooring and coving to the ceiling.



DINING ROOM

KITCHEN (13'5 x 8') Recently fitted kitchen incorporating an integrated electric oven, four ring induction hob with extractor hood above, integrated washing machine and dishwasher, integrated fridge freezer, under mounted sink, boarded splashbacks, two double glazed windows, panelled ceiling with spotlights, built-in understairs storage, wood effect flooring with under floor heating and UPVC door to the rear garden.



KITCHEN

FIRST FLOOR

LANDING Doors to bedrooms and shower room. Double glazed window, engineered oak flooring and access to the boarded loft, with lighting, via a drop down ladder.



LANDING

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BEDROOM 1 (11'3 max x 10'7 max) A range of fitted bedroom furniture, double glazed window to the rear, radiator and wood effect flooring.



BEDROOM 1

BEDROOM 2 (12'7 max into bay window x 9'8) A range of fitted bedroom furniture, double glazed bay window to the front, radiator and wood effect flooring.



BEDROOM 2

BEDROOM 3 (7' x 6'4) A range of fitted bedroom furniture, double glazed window to the front, radiator, wood effect flooring and coving to the ceiling.



BEDROOM 3

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SHOWER ROOM (6' x 5'6) Three piece suite comprising walk-in shower cubicle with waterfall showerhead, vanity unit wash hand basin and WC with concealed cistern. Boarded walls, panelled ceiling with spotlights, frosted glazed window and heated towel rail.



SHOWER ROOM

OUTSIDE Driveway parking to the front of the property for two vehicles with gate providing access to the side and rear of the property where there is a garage with power supply and a generous rear garden incorporating composite decked seating area along with a lawned garden bordered by mature trees, outside water and power supplies.



DECKED SEATING



REAR GARDEN



FRONT EXTERNAL

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TENURE We are informed the tenure is Freehold.

COUNCIL TAX To be confirmed by the vendor.

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EPC GRAPH TO FOLLOW