

# Cumbrian Properties

171 Blackwell Road, Currock



Price Region **£165,000**

**EPC-E**

Mid-terraced property | No onward chain  
2 reception rooms | 3 bedrooms | First floor bathroom  
Forecourt & rear yard with outhouses | Immaculately presented

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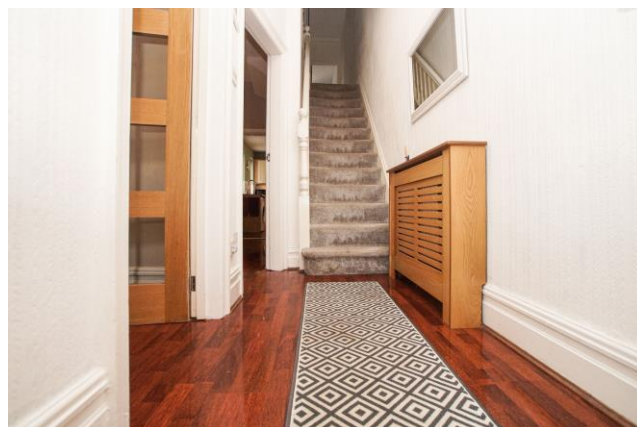
An immaculately presented, three bedroom, two reception room, mid-terraced property situated in a popular residential area within walking distance of a variety of local amenities and the city centre. The accommodation briefly comprises vestibule, entrance hall, lounge with bay window, dining room with character fireplace, and kitchen. To the first floor there are three bedrooms – two with original fireplaces, and bathroom. Front forecourt and enclosed rear yard with decking and with two outhouses.

The accommodation with approximate measurements briefly comprises:

**Front door into vestibule.**

**VESTIBULE** Polished wood flooring, coving to the ceiling, dado rail and door to entrance hall.

**ENTRANCE HALL** Radiator, coving to the ceiling and polished wood flooring. Doors to lounge and dining room.



ENTRANCE HALL

**LOUNGE (15' x 11'4)** UPVC double glazed bay window to the front, picture rail, coving to the ceiling, ceiling rose, radiator, fireplace and polished wood flooring.



LOUNGE

**DINING ROOM (13'8 x 12'5)** UPVC double glazed window to the rear, fireplace, radiator, polished wood flooring and door to kitchen.

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DINING ROOM

**KITCHEN (12'4 x 8'9)** Fitted kitchen incorporating a one and a half bowl sink unit with mixer tap, electric oven and grill, four ring hob with extractor hood above, plumbing for washing machine and dishwasher. Polished wood flooring, radiator, understairs storage cupboard, UPVC double glazed windows and UPVC double glazed frosted door to the rear yard.



KITCHEN

## **FIRST FLOOR**

**LANDING** Doors to bedrooms and bathroom. Loft access.

**BEDROOM 1 (16' x 12')** UPVC double glazed window to the front, radiator, coving to the ceiling and original fireplace.





BEDROOM 1

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**BEDROOM 2 (13' x 8'9)** UPVC double glazed window to the rear, radiator and built-in storage cupboard housing the Worcester boiler.



BEDROOM 2

**BEDROOM 3 (12'6 x 8'7)** UPVC double glazed window to the rear, radiator and original fireplace.



BEDROOM 3

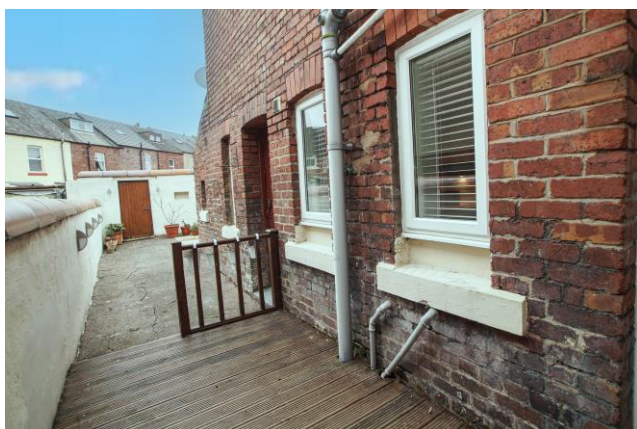
**BATHROOM (7'5 x 6')** Three piece suite comprising shower above panelled bath, pedestal wash hand basin and low level WC. Tiled walls, tiled flooring, heated towel rail and UPVC double glazed part frosted window to the rear.



BATHROOM

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**OUTSIDE** Low maintenance, walled, front forecourt and enclosed rear yard incorporating a decked seating area and two outhouses – one lockable outhouse with window, light, water and power.

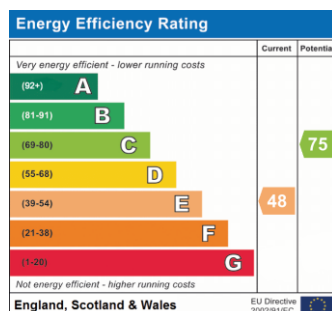


REAR YARD

**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.





reasons to sell with us...

more than

**455**

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Carlisle office

more than

**390**

properties sold from  
our Carlisle office

we sold

**255**

more properties than  
our closest competitor

we have over

**500**

Google reviews with a  
4.9/5 Google Rating

\*UK Rightmove, Market Share Information  
from 31/01/2023 - 31/01/2024, CA1 to CA8

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