

Cumbrian Properties

36 School Road, Thursby



Price Region £160,000

EPC-

Semi-detached property | Popular village location
1 reception room | 3 bedrooms | Conservatory
Low maintenance gardens & workshop | No onward chain

01228 599940
2 Lonsdale Street, Carlisle CA1 1DB

www.cumbrian-properties.co.uk
properties@cumbrian-properties.co.uk

2/ 36 SCHOOL ROAD, THURSBY

This three bedroom, semi-detached property is well-appointed at the top of a cul-de-sac next to the village school with an open aspect to the rear. The property is double glazed and gas central heated and provides spacious living accommodation along with low maintenance gardens and workshop. The handy entrance porch provides plenty of space for coats, shoes and pushchairs and leads through to the dining lounge. There is a generous kitchen with built-in understairs storage and plenty of space for dining leading onto the conservatory/laundry room with access to the rear garden. To the first floor there are two double bedrooms and a single bedroom – two rooms with built-in storage and one rear bedroom with views over the fields, and a three piece shower room. Externally, to the front of the property there is a low maintenance gravelled garden and residents off-street parking. To the rear of the property is a tiered garden incorporating lawn with floral borders and a workshop which could be converted to a studio or summer house. Thursby is a popular village to the west of Carlisle with its own primary school, village hall and church with the amenities of Dalston just a five minute drive away which include doctors' surgery, shops, primary and secondary schools and the railway station. Carlisle and Wigton are both accessible in just ten minutes. The property would suit first time buyers or families alike and is sold with no onward chain.

The accommodation with approximate measurements briefly comprises:

UPVC front door into entrance porch.

ENTRANCE PORCH (7'5 x 7') Radiator, double glazed window to the front, panelled ceiling, staircase to the first floor and door to lounge.



ENTRANCE HALL

LOUNGE (13'3 max x 12'6 max) Coal effect gas fire, double glazed window to the front, radiator, coving and door to dining kitchen.



3/ 36 SCHOOL ROAD, THURSBY

DINING KITCHEN (18'5 x 10') Fitted kitchen incorporating an electric oven and grill, four ring gas hob with extractor hood above, stainless steel sink with mixer tap, tiled splashbacks, understairs storage cupboard, wood effect worksurfaces, radiator, double glazed window to the rear and door to conservatory.



DINING KITCHEN

CONSERVATORY (14'7 x 6'6) Cupboard housing the boiler, radiator, Perspex roof, part panelled walls, plumbing for washing machine, double glazed windows overlooking the rear garden and UPVC door to the side.



CONSERVATORY

4/ 36 SCHOOL ROAD, THURSBY

FIRST FLOOR

LANDING Doors to bedrooms and shower room. Access to the part boarded loft via a drop down ladder.

BEDROOM 1 (11'9 max x 9'9 max) Radiator and double glazed window to the rear with views over the countryside.



BEDROOM 1

BEDROOM 2 (13' max x 9'9 max) Built-in storage housing the water tank, double glazed window to the front and radiator.



BEDROOM 2

BEDROOM 3 (10' max x 7'5 max) Built-in storage cupboard, double glazed window to the front and radiator.



5/ 36 SCHOOL ROAD, THURSBY

SHOWER ROOM (7'6 x 5'4) Three piece suite comprising fully boarded walk-in shower cubicle, wash hand basin and WC. Part tiled walls, panelled ceiling, frosted glazed window and radiator.



SHOWER ROOM

OUTSIDE Low maintenance gravelled front garden along with a patio seating area and tarmac drive providing off-street parking for two vehicles. A gate provides pedestrian access to the rear of the property where there is a tiered garden incorporating lawn with floral borders, bin storage, outside tap and workshop.

WORKSHOP (25' x 10'9) Power supply. Could easily be converted to a summer house or studio.



GARDEN



WORKSHOP

6/ 36 SCHOOL ROAD, THURSBY



REAR OF THE PROPERTY

TENURE We are informed the property 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.

EPC GRAPH TO FOLLOW