

Cumbrian Properties

4 Farriers Way, Low Hesket



Price Region £195,000

EPC-D

End terraced property | Village location
1 reception room | 3 bedrooms | 1 bathroom
Landscaped rear garden | Countryside views

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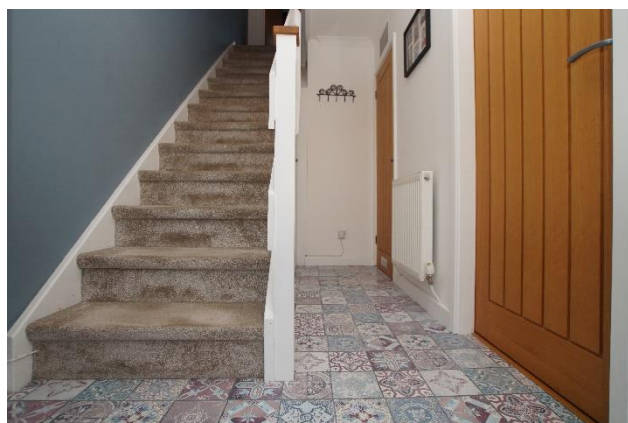
2/ 4 FARRIERS WAY, LOW HESKET, CARLISLE

Situated in the village location of Low Hesketh, this immaculately presented three bedroom end terraced property is oil central heated and fully double glazed throughout. The accommodation briefly comprises of entrance hall, open plan dining lounge, a modern fitted kitchen with integrated appliances, conservatory with warm roof and utility area. To the first floor there are three bedrooms, two of which are doubles, and a modern shower room. To the rear of the property is a fence enclosed landscaped garden, detached garage with electric roller door, power and lighting. Mature garden to the front comprising of lawned area, floral borders, Egyptian sandstone and laid shillies. The property is very well presented throughout and close to amenities from the neighbouring village of High Hesketh with primary school, church and doctors surgery. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

Entry via composite door into entrance hall.

ENTRANCE HALL (10'7 x 6') Tile effect laminate flooring, radiator, staircase to the first floor, coving to ceiling, understairs storage cupboard with light, shelved storage cupboard with hanging rail and houses the Worcester oil boiler. Door to dining lounge.



ENTRANCE HALL

DINING LOUNGE (22'10 x 14') Double glazed windows to the front and rear elevations, coving to ceiling, two radiators, fireplace and door to kitchen.



DINING LOUNGE

3/ 4 FARRIERS WAY, LOW HESKET, CARLISLE

KITCHEN (11' x 10') Fitted kitchen incorporating a 1.5 bowl sink with drainer and mixer tap, electric four burner hob with extractor above, tiled splashbacks, integrated fridge/freezer, eye level oven and grill and microwave. Radiator, coving to ceiling, tile effect laminate flooring and UPVC double glazed door to the sun room/utility.



KITCHEN

SUN ROOM/UTILITY With warm roof, fitted cupboards and worksurfaces, sink unit with drainer and mixer tap, plumbing for washing machine and space for tumble dryer. Radiator and UPVC double glazed door to the rear garden.



SUN ROOM/UTILITY

FIRST FLOOR LANDING Access via a pull down ladder to the loft space, coving to ceiling and shelved storage cupboard which houses the hot water tank. Doors to bedrooms and shower room.

SHOWER ROOM (6'8 x 5'6) Three piece suite comprising WC, wash hand basin and walk-in shower unit. Aqua panelled splashback, radiator and double glazed frosted window to the rear.



SHOWER ROOM

4/ 4 FARRIERS WAY, LOW HESKET, CARLISLE

BEDROOM 1 (12'9 x 12') Double glazed windows to the front, radiator and coving to ceiling.



BEDROOM 1

BEDROOM 2 (12'9 x 10'6) Double glazed window to the rear, coving to ceiling and radiator.



BEDROOM 2

BEDROOM 3 (8'7 x 7'7) Double glazed window to the front, radiator and coving to ceiling.



BEDROOM 3

5/ 4 FARRIERS WAY, LOW HESKET, CARLISLE

OUTSIDE Mature garden to the front with Egyptian sandstone footpath, lawned areas, floral borders with bushes and shrubs and laid shillies to the side of the property. Fence enclosed landscaped rear garden comprising of Egyptian sandstone flags, shillied borders, external water tap, gated access to the side of the property and access to the detached garage.

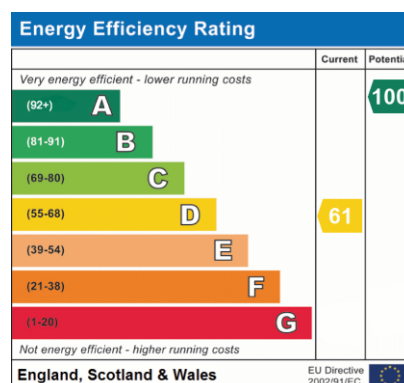
DETACHED GARAGE (17'7 x 10') With electric roller door, power and lighting.



REAR GARDEN



GARAGE AND PARKING AREA



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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