

Cumbrian PROPERTIES

13 Pennine View Close, Carlisle



Price Region £175,000

EPC-C

Detached property | Popular residential location
1 reception room | 3 bedrooms | 2 bathrooms
Front and rear gardens | Detached garage

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2/ 13 PENNINE VIEW CLOSE, CARLETON GRANGE, CARLISLE

We are pleased to offer this three bedroom, two bathroom detached property that sits in a favoured end cul-de-sac site with generous gardens to the front and rear and detached garage.

The UPVC double glazed and central heated accommodation briefly comprises entrance hallway, lounge, breakfast kitchen, conservatory and cloakroom. To the first floor there are three bedrooms, en-suite shower room and family bathroom.

Located on the ever popular Carleton Grange development with easy access to the M6 motorway at Junction 42.

The UPVC double glazed and central heated accommodation with approximate measurements briefly comprises:

ENTRANCE HALLWAY Staircase to the first floor, doors to lounge and kitchen

LOUNGE (18'5 x 10'8) UPVC double glazed windows to the front and side elevations, coving to the ceiling and fireplace housing a coal effect gas fire.



LOUNGE

BREAKFAST KITCHEN (16'6 max x 9') Extensive range of wall and base units with complementary worksurfaces and co-ordinating ceramic tiled splashback incorporating a one and a half bowl stainless steel sink unit with mixer tap. Built-in Zanussi electric oven with gas hob and extractor above. UPVC double glazed doors to the conservatory.



BREAKFAST KITCHEN

CONSERVATORY (16'4 x 10'6) Wood effect laminate flooring and two wall mounted "Comfyair" units.

3/ 13 PENNINE VIEW CLOSE, CARLETON GRANGE, CARLISLE



CONSERVATORY

CLOAKROOM WC and wash hand basin.

FIRST FLOOR LANDING Airing cupboard housing the hot water tank, loft access, doors to bedrooms and bathroom.

BEDROOM 1 (13'3 x 10'9) UPVC double glazed window to the front elevation and door to en-suite shower room.

EN-SUITE SHOWER ROOM Three piece suite comprising shower cubicle, wash hand basin and WC.



BEDROOM 1



BATHROOM

BATHROOM (6'4 x 5'9) Three piece suite comprising bath, wash hand basin and WC. UPVC double glazed frosted window.

BEDROOM 2 (11' x 10'9 to 9') UPVC double glazed window overlooking the rear garden.

BEDROOM 3 (8'6 x 8'3 max) UPVC double glazed window overlooking the rear garden.



BEDROOM 2



BEDROOM 3

4/ 13 PENNINE VIEW CLOSE, CARLETON GRANGE, CARLISLE

OUTSIDE Neat lawned front garden with flagged pathway to the entrance door. Tarmacadam driveway providing parking in front of the **DETACHED GARAGE**. To the rear of the property is a flagged patio adjacent to the conservatory with lawned gardens to the side and rear.



COUNCIL TAX BAND We are informed the property is in tax band C

TENURE We are informed the tenure is Freehold

SERVICES Mains water, gas and electricity are connected

VIEWING Cumbrian Properties ELA Ltd, 2 Lonsdale St, Carlisle. Tel 01228 599940

