

# Cumbrian Properties

## 31 Newlaithes Avenue, Morton Park



**Price Region £155,000**

**EPC-**

Semi-detached property | Conservatory  
1 reception room | 2 double bedrooms | Attic room  
Extended kitchen | Parking & generous rear garden



2/ 31 NEWLAITHES AVENUE, MORTON PARK, CARLISLE

A two double bedroom, semi-detached property with attic room, conservatory, generous gardens and off-street parking. Located in the popular area of Morton Park the property is double glazed and gas central heated with the added benefit of solar panels. Off the entrance hall is a spacious lounge with contemporary flame effect electric fire leading to a good size conservatory with French doors to the rear garden. The extended kitchen offers plenty of space with integrated appliances, lots of storage and French doors to the decked seating area. To the first floor there are two double bedrooms with access to the fully boarded attic room from the master bedroom and there is a recently fitted, modern, three piece shower room. Externally the front of the property has a block paved driveway providing parking for two vehicles and the rear of the property has a generous tiered garden with decked seating areas, lawn and garden shed. Located within easy walking distance of the local amenities in Morton Park including shops, primary and secondary schools, doctors' surgery and Chances Park, and on regular bus routes to the city centre. The property would make an ideal first time buy, family home or downsize.

The accommodation with approximate measurements briefly comprises:

**Front door into entrance hall.**

**ENTRANCE HALL** Doors to dining lounge and kitchen, staircase to the first floor, frosted glazed window, radiator and tile effect flooring.



ENTRANCE HALL

**DINING LOUNGE (18'7 x 11' max)** Double glazed bay window to the front, two radiators, contemporary flame effect electric fire and double glazed patio doors leading to the conservatory.



DINING LOUNGE

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**CONSERVATORY (11'4 x 11')** Double glazed windows, Perspex roof, wood flooring and French doors to the decked seating area.



CONSERVATORY

**KITCHEN (14' max x 9' max)** Fitted kitchen incorporating an electric oven and four ring hob, integrated fridge and freezer, cupboard housing the washing machine and tumble dryer, one and a half bowl stainless steel sink unit with mixer tap, breakfast bar, brick effect tiled splashbacks, panelled ceiling with spotlights, vertical radiator, tile effect flooring and door to the inner hall.



DINING KITCHEN

**INNER HALL** Providing a storage area with door to the front of the property and French doors to the rear garden.



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## **FIRST FLOOR**

**LANDING** Frosted glazed window, doors to both bedrooms and shower room.

**BEDROOM 1 (18'5 max x 9' max)** Double glazed windows to the front, radiator and staircase to the attic room.



BEDROOM 1

**BEDROOM 2 (12' max x 9'5 max)** Two built-in-storage cupboards – one housing the 4 year old combi boiler, double glazed window to the rear and radiator.



BEDROOM 2

**SHOWER ROOM (6'3 x 6')** Three piece suite comprising walk-in shower cubicle with waterfall showerhead, vanity unit wash hand basin and WC with concealed cistern. Frosted glazed window, part boarded walls, panelled ceiling with spotlights and wood effect flooring.



SHOWER ROOM

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**ATTIC ROOM (18'4 max x 9' max to under eaves)** Fully boarded attic room with ceiling spotlights, double glazed Velux window, under eaves storage and solar panel control unit.



ATTIC ROOM

**OUTSIDE** Block paved driveway to the front of the property providing off-street parking for two vehicles. Generous tiered rear garden with decked seating area, lawn, garden shed and outside water supply.



REAR GARDEN

**TENURE** We are informed the tenure 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.

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