

# Cumbrian Properties

## 11 Rudchester Close, Sandsfield Park



**Price Region £235,000**

**EPC-D**

Semi-detached property | Popular location  
1/2 receptions | 3/4 bedrooms | 1 bathroom  
Low maintenance gardens | Parking for two cars

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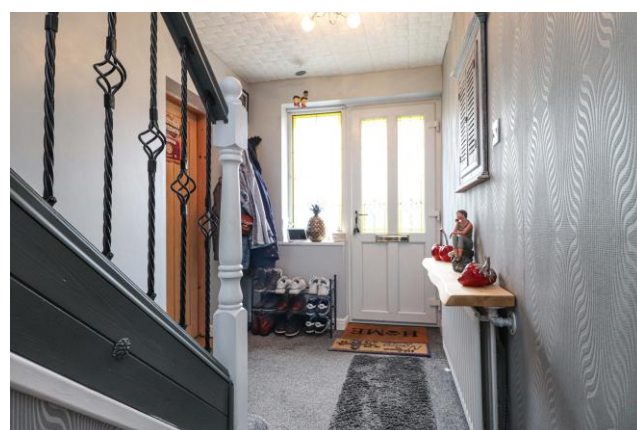
## 2/ 11 RUDCHESTER CLOSE, SANDSFIELD PARK, CARLISLE

This three/four bedroom, semi-detached property is situated in a quiet cul-de-sac and offers parking for two vehicles, generous low maintenance gardens and flexible living accommodation. The property has recently fitted double glazed windows and a new gas boiler and briefly comprises spacious entrance hall, dining lounge with patio doors to the rear garden, sitting room/ground floor bedroom, modern kitchen with Range style cooker and a separate utility providing plenty of storage and access to the rear garden. To the first floor there are three bedrooms, all with fitted storage, and a stylish fully boarded three piece shower room. To the front of the property there is a resin driveway providing off-street parking for two vehicles and to the rear of the property is a generous, low maintenance tiered garden. Located within easy walking distance of the local shops and schools and pleasant park walks, on regular bus routes to the city centre and with good transport links to west Cumbria the western bypass.

The accommodation with approximate measurements briefly comprises:

**UPVC front door into entrance hall.**

**ENTRANCE HALL** Doors to dining lounge, sitting room/bedroom 4 and kitchen. Staircase to the first floor, understairs storage cupboard and radiator.



ENTRANCE HALL

**DINING LOUNGE (26'5 max x 11' max)** Slate fireplace housing a stove effect electric fire, double glazed window to the front, radiator and coving to the ceiling. Opening to the dining area where there are patio doors to the rear garden, radiator, coving to the ceiling and wood effect flooring.



DINING LOUNGE

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DINING LOUNGE

**KITCHEN (10'5 x 8')** Fitted kitchen incorporating a Range style cooker with five ring gas hob and extractor hood above, integrated dishwasher and fridge, sink unit with mixer tap, boarded splashbacks, double glazed window to the rear, cast iron radiator, tile effect flooring, panelled ceiling, door and step down to utility.



KITCHEN

**UTILITY (8' x 7'3)** Plumbing for washing machine, space for tumble dryer, storage units, wood effect flooring, double glazed window, cupboard housing the boiler (approx. 15 months old), and UPVC door to the rear garden.



UTILITY

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**SITTING ROOM/BEDROOM 4 (16'7 x 7'3)** Double glazed window to the front.



SITTING ROOM/BEDROOM 4

### **FIRST FLOOR**

**LANDING** Doors to all bedrooms and shower room. Cupboard housing the water cylinder, double glazed window and panelled ceiling.

**BEDROOM 1 (11'5 max x 11' max)** Fitted wardrobe, double glazed window to the front and radiator.



BEDROOM 1

**BEDROOM 2 (11' max x 9' max)** Fitted storage, double glazed window to the rear, radiator and loft access.



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**BEDROOM 3 (8' max x 7' max)** Fitted storage, double glazed window to the front and radiator.

**SHOWER ROOM (8' x 5')** Three piece suite comprising walk-in double shower cubicle, vanity unit wash hand basin and WC. Fully boarded walls, panelled ceiling, two double glazed frosted windows and heated towel rail.



BEDROOM 3



SHOWER ROOM

**OUTSIDE** To the front of the property there is driveway parking for two vehicles along with a low maintenance shillied garden, plenty of visitor parking and gated providing pedestrian access to the rear of the property where there is a generous, low maintenance garden laid to artificial turf with mature trees and plants, pleasant seating areas and garden shed.

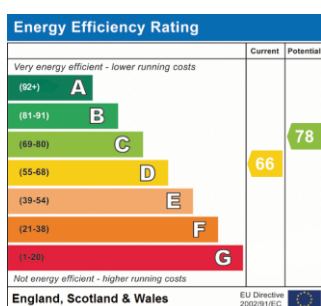


REAR OF THE PROPERTY

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TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is Tax Band B.



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