

Cumbrian Properties

39 Bleaberry Way, Brackenleigh



Price Region £240,000

EPC-C

Detached property | Popular residential estate
1 reception room | 4 bedrooms | 2 bathrooms
Garage and gardens | Open views to the rear

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2/ 39 BLEABERRY WAY, BRACKENLEIGH, CARLISLE

New to the market, a four bedroom, substantial, detached family home situated on the popular Brackenleigh residential estate to the west of the city. This spacious home comprises entrance hall, lounge, dining kitchen with French doors to the rear garden and cloakroom. To the first floor there are four bedrooms including master bedroom with fitted wardrobes and en-suite shower room, and family bathroom. The property also benefits from off-street parking for two vehicles, single garage and lawned rear garden enjoying an open aspect across the fields

The accommodation with approximate measurements briefly comprises:

Composite front door into entrance hall.

ENTRANCE HALL Doors into lounge, dining kitchen and cloakroom. Staircase to the first floor, wood effect flooring and radiator.



ENTRANCE HALL

LOUNGE (13'7 x 10') Wall mounted contemporary electric fire, two double glazed windows to the front, radiator and wood effect flooring.



LOUNGE

CLOAKROOM Two piece suite comprising wash hand basin and WC. Radiator.

DINING KITCHEN (23'6 x 8'3) Fitted kitchen incorporating a one and a half bowl sink unit, electric oven and four ring gas hob with extractor hood above, plumbing for washing machine, space for tumble dryer. Wood effect flooring, radiator, understairs storage cupboard, breakfast bar, two double glazed windows and double glazed French doors to the rear garden.

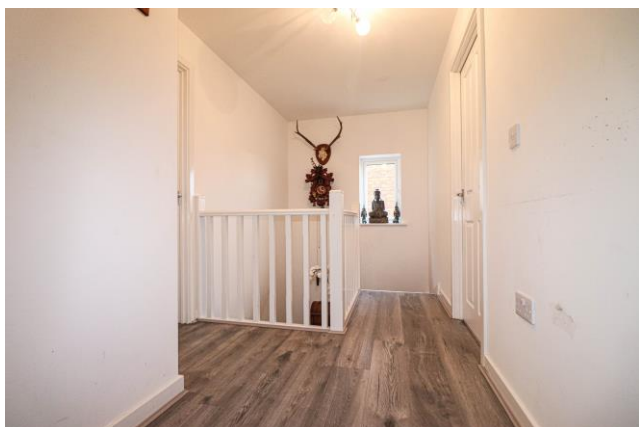
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DINING KITCHEN

FIRST FLOOR

LANDING Doors to bedrooms and family bathroom, loft access, storage cupboard, double glazed window and wood effect flooring.



LANDING

BEDROOM 1 (11' x 10'9 to fitted wardrobes) A range of fitted wardrobes with sliding doors, two double glazed windows, radiator, wood effect flooring and door to en-suite shower room.

EN-SUITE SHOWER Three piece suite comprising fully tiled double shower cubicle, wash hand basin and WC. Frosted window, part tiled walls and radiator.

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BEDROOM 1 & EN-SUITE

BEDROOM 2 (13'7 x 10') Two double glazed windows to the front, radiator and wood effect flooring.



BEDROOM 2

BEDROOM 3 (8'7 x 8'5) Double glazed window to the rear with radiator below.



BEDROOM 3

BEDROOM 4 (9'5 x 7') Double glazed window to the rear with radiator below.

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BEDROOM 4

FAMILY BATHROOM (6'7 x 5'8) Three piece suite comprising panelled bath, wash hand basin and WC. Part tiled walls, frosted window and radiator.



BATHROOM

OUTSIDE Two off-street parking spaces to the front of the property and **SINGLE GARAGE**. Low maintenance lawned rear garden with garden shed and open aspect to the rear.



REAR GARDEN



REAR OF THE PROPERTY

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TENURE Freehold

COUNCIL TAX D

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