

# Cumbrian Properties

## 35 Sewell Road, Upperby, Carlisle



**Price Region £120,000**

**EPC-C**

Mid-terrace property | Gated driveway  
1 reception room | 3 bedrooms | Ground floor bathroom  
Ideal FTB/BTL | Cul-de-sac location



## 2/ 35 SEWELL ROAD, UPPERBY, CARLISLE

This three bedroom mid-terrace property is gas central heated, fully double glazed and also benefits from a new roof. The property briefly comprises entrance hall, lounge, fitted kitchen with integrated appliances and three piece family bathroom. To the first floor there are three bedrooms, two of which are double. To the rear of the property is a hedged and fenced low maintenance garden comprising decked area, laid shillies, flowerbeds and metal shed. To the front of the property is a gated driveway comprising laid flagstones and laid shillies. This property is situated at the bottom of a cul-de-sac in the popular residential area of Upperby, close to many amenities such as shops, schools, bakers and the popular Hammond's Pond Park.

The accommodation with approximate measurements briefly comprises:

Entrance to the property leads into the entrance hall.

**ENTRANCE HALL** Radiator, staircase to the first floor, wood effect laminate flooring and door to the lounge.

**LOUNGE (13' x 12')** Double glazed UPVC window to the front, wood effect laminate flooring, radiator, fireplace and doors to understairs storage cupboard housing the consumer box and meters, door to the kitchen.



LOUNGE

**KITCHEN (12'6 x 9')** Fitted kitchen incorporating sink with mixer tap, plumbing for washing machine, electric oven & grill with four burner gas hob and extractor hood above, integrated fridge/freezer. Tiled splashback, radiator, coving to the ceiling, , tiled flooring, double glazed UPVC window to the rear, frosted double glazed UPVC door to the rear garden and door to the family bathroom.



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**FAMILY BATHROOM (9' x 5')** Three piece suite comprising WC, sink with mixer tap, panelled bath with electric shower over the bath. Tiled splashback, tiled flooring and frosted double glazed UPVC window to the rear.



BATHROOM

## **FIRST FLOOR**

**LANDING** Doors to the three bedrooms.

**BEDROOM 1 (18' x 9')** Double glazed UPVC window to the rear, radiator, fitted storage cupboard also housing the gas boiler and dado rail.



BEDROOM 1

**BEDROOM 2 (12' x 9')** Double glazed UPVC window to the front and radiator.



BEDROOM 2



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**BEDROOM 3 (9' x 9')** Double glazed UPVC window to the front and radiator.



BEDROOM 3

**OUTSIDE** To the front of the property, is a gated and walled driveway comprising laid flagstones and shillies. To the rear, is a fenced and hedged low maintenance garden comprising decking area, laid shillies, external water tap & metal shed.

**METAL SHED (13' x 9'5)**



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.

