

# Cumbrian Properties

18 Fellbarrow Close, Brackenleigh, Carlisle



**Price Region £145,000**

**EPC-B**

Semi-detached | West of the city centre  
1 reception room | 2 bedrooms | 1 bathroom  
Low maintenance garden | Driveway parking

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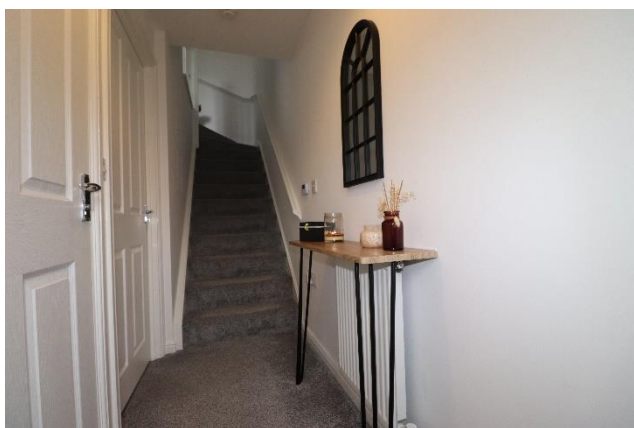
## 2/ 18 FELLBARROW CLOSE, BRACKENLEIGH, CARLISLE

An immaculately presented two bedroom semi-detached property situated on the popular Brackenleigh estate to the west of the city. The low maintenance property would make an ideal first time buy, downsize or buy to let and comprises of entrance hall, cloakroom, lounge with built in storage, dining kitchen with French doors leading out to the rear garden, two first floor double bedrooms, one with fitted storage, and a three piece bathroom. Externally the property has low maintenance gardens to the rear laid to artificial turf with flag stone patio area and raised borders. Driveway parking for one vehicle to the front of the property. Located just on the outskirts of the city within easy walking distance of local shops and bus stops. Easy access to the western bypass and A595.

The accommodation with approximate measurements briefly comprises:

Entry via composite door into entrance hall.

**ENTRANCE HALL** Staircase to the first floor, radiator and doors to cloakroom and lounge.



ENTRANCE HALL

**CLOAKROOM** Two piece suite comprising of wash hand basin and WC. Double glazed frosted window, radiator and tile effect flooring.

**LOUNGE (14'8 max x 8'10 max)** Double glazed window to the front, radiator, built in storage cupboard and door to dining kitchen.



LOUNGE

**DINING KITCHEN (12'7 x 8')** Fitted kitchen incorporating an electric oven with four burner gas hob and extractor hood above, 1.5 bowl stainless steel sink with mixer tap, plumbing for washing machine and space for fridge/freezer. Double glazed window to the rear, radiator, cupboard housing the combi boiler and double glazed French doors leading out to the rear garden.

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DINING KITCHEN

**FIRST FLOOR LANDING** Loft access and doors to bedrooms and bathroom.

**BEDROOM 1 (12'8 x 8')** Double glazed window to the rear and radiator.



BEDROOM 1

**BATHROOM (6'4 x 5'6)** Three piece suite comprising of shower over panelled bath, WC and wash hand basin. Part tiled walls, heated towel radiator and tiled flooring.



BATHROOM



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**BEDROOM 2 (12'8 x 8'5)** Two double glazed windows to the front, radiator and built in storage cupboard.



BEDROOM 2

**OUTSIDE** To the front of the property is off street parking for one vehicle. Low maintenance rear garden laid to artificial turf and patio with raised flower beds. The rear of the property also benefits from outside water tap and electrical sockets. A gate provides pedestrian access to the front of the property.



REAR GARDEN

**TENURE** We are informed the tenure is Freehold.

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

**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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more than

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properties sold from  
our Carlisle office

we sold

**255**

more properties than  
our closest competitor

we have over

**500**

Google reviews with a  
4.9/5 Google Rating

\*UK Rightmove, Market Share Information  
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