

# Cumbrian Properties

18 Lodore Drive, Carlisle



**Price Region £225,000**

**EPC-**

Semi-detached property | Cul-de-sac location  
1 reception room | 3 bedrooms | Four piece bathroom with sauna  
Garden, garage & driveway | Wood burning stove

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This three bedroom, semi-detached property is situated to the west of the city in a cul-de-sac location and benefits from low maintenance gardens, driveway and garage. The double glazed and gas central heated accommodation briefly comprises entrance hall, lounge with wood burning stove and sliding door to the rear garden, and dining kitchen with integrated appliances and access to the garage. To the first floor there are two double bedrooms, single bedroom and four piece bathroom with sauna room. Low maintenance front and rear gardens, block paved drive and garage. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

**Front door into entrance hall.**

**ENTRANCE HALL** Door to lounge, staircase to the first floor, dado rail and coving.

**LOUNGE (25' x 11')** UPVC double glazed window to the front, UPVC double glazed sliding door to the rear garden, wood burning stove, two radiators and door to dining kitchen.



LOUNGE

**DINING KITCHEN (21' x 9'6)** Fitted kitchen incorporating a one and a half bowl sink unit with mixer tap, integrated slimline dishwasher, space for cooker with glass splashback and extractor hood above, integrated tumble dryer and eye-level integrated microwave. Panelled splashbacks, UPVC double glazed window to the rear, kitchen area with tiled flooring, dining area with wood effect laminate flooring, radiator, shelved storage cupboard housing the consumer box and meters, understairs cupboard, UPVC double glazed frosted door to the side and door to garage.



DINING KITCHEN

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DINING KITCHEN

## **FIRST FLOOR**

**LANDING** Radiator, coving and ceiling rose, loft access, shelved storage cupboard, dado rail, doors to bedrooms and bathroom.

**BEDROOM 1 (13'8 x 12'8)** UPVC double glazed window to the front and radiator.



BEDROOM 1

**BEDROOM 2 (15'3 x 8')** UPVC double glazed window to the front and radiator.



BEDROOM 2



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**BEDROOM 3 (10'7 x 8')** UPVC double glazed window to the rear, radiator and gas boiler.



BEDROOM 2

**BATHROOM (13'7 x 9'5)** Four piece suite comprising WC, wash hand basin, panelled Jacuzzi bath and walk-in shower. Sauna room, UPVC double glazed frosted window to the rear, wood effect vinyl flooring and heated towel rail.



BATHROOM & SAUNA ROOM

**OUTSIDE** Enclosed front garden with block paved drive, slate shillies and floral borders housing a variety of shrubs. Low maintenance rear garden comprising wooden decked area with timber pergola, paved patio, Astro turf, outside taps, timber shed and covered wood store.

**GARAGE (17' x 8'7)** Power, light and water supply.

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REAR GARDEN



REAR OF THE PROPERTY

**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.

EPC GRAPH TO FOLLOW