

Cumbrian Properties

162 Springfield Road, Harraby



Price Region £107,500

EPC-D

Link semi-detached | Popular residential area
1 reception room | Two double bedrooms | 1 bathroom
Front & rear gardens | Multi fuel stove

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A two double bedroom, semi-detached link property situated in a popular residential area. The double glazed and gas central heated accommodation briefly comprises entrance hall, dining lounge with multi fuel stove and patio doors to the rear garden, kitchen and utility area. To the first floor there are two double bedrooms and bathroom. Front and rear gardens. Situated close to an abundance of local shops, amenities, bus routes and schools and only a short drive to the M6 motorway at Junction 42.

The accommodation with approximate measurements briefly comprises:

Composite front door into entrance hall.

ENTRANCE HALL UPVC double glazed window to the front, radiator, tiled flooring, staircase to the first floor, door to dining lounge and archway to the kitchen.



ENTRANCE HALL

DINING LOUNGE (18'7 x 11') UPVC double glazed window to the front, radiator, coving to the ceiling, multi fuel stove, wood effect vinyl flooring and UPVC double glazed sliding patio doors to the rear garden.



DINING LOUNGE

KITCHEN (11'3 x 7'3) Fitted kitchen incorporating sink unit with mixer tap, electric oven and grill, four ring gas hob with tiled splashback, UPVC double glazed window to the rear, radiator, tiled flooring, pantry housing the meters and UPVC double glazed frosted door to the utility area.

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KITCHEN

UTILITY AREA (8'4 x 8') UPVC double glazed frosted doors to the front and rear, electric radiator, UPVC double glazed window to the rear, fitted worksurfaces and cupboards, plumbing for washing machine and wood effect vinyl flooring.



UTILITY AREA

FIRST FLOOR

LANDING UPVC double glazed frosted window to the side, built-in storage cupboard housing the boiler, doors to bedrooms and bathroom.

BEDROOM 1 (14'7 x 9') UPVC double glazed window to the front and radiator.



BEDROOM 1

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BEDROOM 2 (11'7 x 9'3) UPVC double glazed window to the rear and radiator.



BEDROOM 2

BATHROOM Three piece suite comprising WC, wash hand basin and panelled bath with shower above. UPVC double glazed frosted window to the rear, tiled flooring and radiator.



BATHROOM

OUTSIDE Enclosed gravelled front garden with gated access. Tiered rear garden incorporating paved patio, gravelled areas and outside tap.



REAR GARDEN



REAR OF THE PROPERTY

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TENURE We are informed the tenure is Freehold

COUNCIL TAX We are informed the property is in 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.

