

Cumbrian Properties

14 Troutbeck Drive, Sandsfield Park



Price Region £140,000

EPC-C

End terraced property | Popular location
1 reception room | 2 bedrooms | 1 bathroom
Garden, parking & storage | Ideal first time buy

2/ 14 TROUTBECK DRIVE, SANDSFIELD PARK, CARLISLE

A well-presented, two bedroom, end terraced property with extended dining kitchen, off-street parking and an open aspect to the front. Situated in the popular Sandsfield Park the double glazed and gas central heated accommodation briefly comprises entrance hall, cloakroom, lounge with gas fire and views over the playing fields, spacious dining kitchen, two double bedrooms – both with fitted storage, and a fully tiled bathroom. Externally, to the front of the property there is an open aspect overlooking the playing fields and a low maintenance lawned garden. To the rear of the property is a block paved driveway providing off-street parking for two/three vehicles with two external secure storage facilities. Troutbeck Drive is situated less than a five minute walk of shops, primary and secondary schools and bus routes and is within easy access of the western bypass.

The accommodation with approximate measurements briefly comprises:

UPVC front door into entrance hall.

ENTRANCE HALL Doors to lounge and dining kitchen, staircase to the first floor, understairs storage cupboard, radiator, wood effect flooring, step up and door to cloakroom.



ENTRANCE HALL



CLOAKROOM

CLOAKROOM Two piece suite comprising wash hand basin and WC. Radiator, double glazed frosted window, coving to the ceiling and wood effect flooring.

LOUNGE (18' x 10'9) Pebble effect gas fire, two double glazed windows to the front, two radiators, coving to the ceiling and wood effect flooring.



LOUNGE

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LOUNGE

DINING KITCHEN (19' max x 11' max) Fitted kitchen incorporating an electric oven and grill, four ring gas hob with extractor hood above, integrated dishwasher, stainless steel sink with mixer tap, plumbing for washing machine, space for tumble dryer and fridge freezer. Panelled ceiling, tile effect flooring, double glazed window and UPVC door to the rear garden, understairs storage, radiator, under counter lighting and tiled splashbacks.



DINING KITCHEN

FIRST FLOOR

LANDING Doors to bedrooms and bathroom. Loft access and double glazed window.

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BEDROOM 1 (12'9 x 8'7) A range of fitted wardrobes, built-in storage cupboard housing the combi boiler, double glazed window, wood effect flooring and radiator.



BEDROOM 1

BEDROOM 2 (11'6 max x 9' max) Two built-in storage cupboards, radiator and double glazed window to the front.



BEDROOM 2

BATHROOM (6' x 5') Three piece suite comprising shower above panelled bath, vanity unit wash hand basin and WC with concealed cistern. Double glazed frosted window, panelled ceiling with spotlights, tile effect flooring, radiator and fully tiled walls.



BATHROOM

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OUTSIDE Block paved driveway to the rear of the property providing off-street parking for two/three vehicles, outhouse and pedestrian access gate to the front of the property where there is a low maintenance lawned garden.

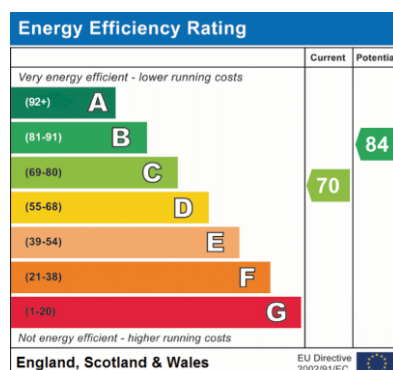


REAR OF THE PROPERTY

TENURE We are informed the tenure is Freehold

COUNCIL TAX We are informed the property is in tax band A

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