

Cumbrian Properties

100 Levens Drive, Carlisle



Price Region £156,500

EPC-D

Mid link property | Conservatory
2 reception rooms | 3 bedrooms | 1 bathroom
Low maintenance front and rear gardens

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2/ 100 LEVENS DRIVE, MORTON, CARLISLE

This well presented, three double bedroom mid-link property offers a spacious family home with a modern kitchen and bathroom, conservatory and low maintenance gardens. Situated in a popular residential area to the west of Carlisle, the property is double glazed and gas central heated accommodation briefly comprises entrance hall, dining lounge with oak flooring leading through to the conservatory and a modern fitted dining kitchen. To the first floor are three double bedrooms all with fitted storage and a recently fitted three piece bathroom. Low maintenance shillied front garden and a lawned rear garden with patio, garden shed and outbuilding. Within easy walking distance of popular primary and secondary schools, local shops, doctors surgery and park walks.

The accommodation with approximate measurements briefly comprises:

UPVC door into entrance hallway.

ENTRANCE HALLWAY Oak flooring, stairs to first floor, understairs storage, radiator, UPVC double glazed window to the front & doors to dining kitchen & dining lounge.



ENTRANCE HALL

DINING LOUNGE (17'6 x 11'2) Living flame gas fire, coving, ceiling rose, dado rail, oak flooring, UPVC double glazed window to the front & patio doors to the conservatory.



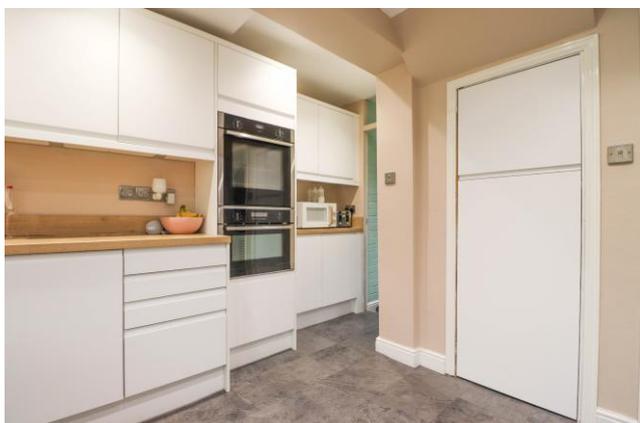
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CONSERVATORY (10'9 x 7'10) Wood effect laminate flooring, electric heater, UPVC double glazed windows and French doors to the rear garden.



CONSERVATORY

DINING KITCHEN (9'8 x 8'7) A modern fitted kitchen incorporating stainless steel sink unit with mixer tap, built-in eye level electric oven and grill with glass splashback and extractor above, four ring induction hob, integrated washing machine, integrated dishwasher and space for fridge freezer. Built-in cupboard, ceiling spotlights, radiator, tile effect laminate flooring, UPVC door to the front, UPVC double glazed window and door to the rear.



DINING KITCHEN

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FIRST FLOOR

LANDING Loft access and doors to bedrooms and bathroom.

BEDROOM 1 (17' x 9') Double bedroom with feature wall with wood panelling, radiator and UPVC double glazed window to the front.



BEDROOM 1

BEDROOM 2 (11'10 x 8'5) Double bedroom with built in airing cupboard housing the Worcester Bosch combi boiler, radiator and UPVC double glazed window to the rear.



BEDROOM 2

BEDROOM 3 (12'9 x 8'2) Double bedroom with built in cupboard, radiator and UPVC double glazed window to the front.



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BATHROOM (6'4 x 5'5) Recently fitted three piece suite comprising shower over panelled bath, vanity unit wash hand basin and WC. Fully tiled walls, mosaic effect tiled flooring, panelled ceiling with spotlights, frosted glazed window and heated towel rail.



BATHROOM

OUTSIDE Low maintenance shillied garden to the front of the property. Rear garden is mainly laid to lawn with patio, garden shed, outbuilding and flower borders.



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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.

