

# Cumbrian Properties

18 Hawthorn Place, Carlisle



**Price Region £160,000**

**EPC-**

Semi-detached | Newly refurbished

No onward chain | 3 bedrooms | 1 bathroom

Generous garden | Driveway parking for 2 cars

01228 599940

2 Lonsdale Street, Carlisle CA1 1DB

[www.cumbrian-properties.co.uk](http://www.cumbrian-properties.co.uk)  
[properties@cumbrian-properties.co.uk](mailto:properties@cumbrian-properties.co.uk)

## 2/ 18 HAWTHORN PLACE, CARLISLE

This three bedroom, one bathroom semi-detached property has been fully refurbished throughout including new kitchen and bathroom, boiler, internal doors, decoration and floor coverings. Situated in a quiet cul-de-sac to the west of the city, the property has been neutrally decorated throughout and would suit multiple buyers. The accommodation comprises of entrance hall with a practical ground floor cloakroom, kitchen including new appliances, dining lounge with electric fire and French doors to the rear garden, a 15' master bedroom, two further bedrooms and a stylish three piece bathroom. Externally the property has off street parking for two vehicles and a generous lawned garden to the rear with a patio seating area and garden shed. The property also has newly fitted blinds to all windows and is ready to move into. Located within easy walking distance of local shops, schools, parks and bus stops and with great access to the western bypass.

The accommodation with approximate measurements briefly comprises:

Entry via UPVC door into entrance hall.

**ENTRANCE HALL** Staircase to the first floor, radiator, understairs storage cupboard, wood effect flooring and doors to kitchen, dining lounge and cloakroom.



ENTRANCE HALL

**KITCHEN (10'6 x 7')** Fitted kitchen incorporating a four burner gas hob with extractor above, sink unit, wood effect worksurfaces, brick effect tiled splashback, electric oven, plumbing for washing machine and space for full height fridge/freezer. Ceiling spotlights, wood effect flooring, double glazed window to the front and radiator.



KITCHEN

3/ 18 HAWTHORN PLACE, CARLISLE

**CLOAKROOM** Two piece suite comprising of vanity unit wash hand basin and WC. Double glazed frosted window and window.



CLOAKROOM

**DINING LOUNGE (15' x 13')** Contemporary pebble effect electric fire, double glazed window, coving to ceiling, wood effect flooring, two radiators and double glazed French doors leading out to the rear garden.



DINING LOUNGE

**FIRST FLOOR LANDING** Loft access, doors to bedrooms and bathroom and built in storage cupboard housing the Baxi boiler.

**BEDROOM 1 (15' x 9' max)** Two double glazed windows to the front and radiator.



BEDROOM 1

3/ 18 HAWTHORN PLACE, CARLISLE

**BEDROOM 2 (9' x 8')** Double glazed window to the rear and radiator.



BEDROOM 2

**BEDROOM 3 (8' x 5'5)** Double glazed window to the rear and radiator.

**BATHROOM (6' x 6')** Three piece suite comprising of shower over panelled bath with waterfall shower head, vanity unit wash hand basin and low level WC. Part tiled walls, heated towel rail, ceiling spotlights, tiled flooring and double glazed frosted window.



BEDROOM 3



BATHROOM

**OUTSIDE** To the front of the property there is driveway parking for two vehicles and pedestrian access to the rear where there is a generous lawned garden along with a flag stone patio area, garden shed and external water supply.



REAR GARDEN

5/ 18 HAWTHORN PLACE, CARLISLE



REAR PATIO AREA

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

**COUNCIL TAX** We are informed the property is in 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 TO FOLLOW