

Cumbrian Properties

14 Amberfield, Burgh by Sands



Price Region £220,000

EPC-D

Terraced property | Popular village location
2 reception rooms | 3 bedrooms | 2 bathrooms
Gardens & parking | Potential to extend (subject to planning)

01228 599940
2 Lonsdale Street, Carlisle CA1 1DB

www.cumbrian-properties.co.uk
properties@cumbrian-properties.co.uk

2/ 14 AMBERFIELD, BURGH BY SANDS, CARLISLE

This beautifully presented, three bedroom, two bathroom, two reception room, mid-terraced property offers off-street parking for three vehicles along with a generous rear garden providing potential to extend further (subject to planning permission). The property has a handy entrance porch leading into a spacious lounge with open staircase to the first floor, dining room, modern kitchen with integrated appliances and a ground floor bathroom. To the first floor there are three spacious bedrooms and a three piece shower room. Externally the front of the property has a gravelled driveway providing off-street parking for three vehicles and the rear of the property has a generous lawned garden with patio seating area and garden shed. Located in the popular village of Burgh by Sands which has its own primary school, church and pub with beautiful coastal walks on your door step and local amenities just a ten minute drive away. The property would suit multiple buyers including families, first time buyers and those looking for a rural property with plenty of walks along the Cumbria Way.

The accommodation with approximate measurements briefly comprises:

UPVC front door into entrance porch.

ENTRANCE PORCH Double glazed windows and door to the lounge.

LOUNGE (18' max x 14' max) Double glazed window to the front, open staircase to the first floor, brick fireplace housing a coal effect electric fire, two radiators, coving to the ceiling, door and step down to the bathroom and door dining room.



LOUNGE

DINING ROOM (18' max x 9'9 max) Double glazed windows to the front and rear, two radiators, wood effect flooring and door to kitchen.



DINING ROOM

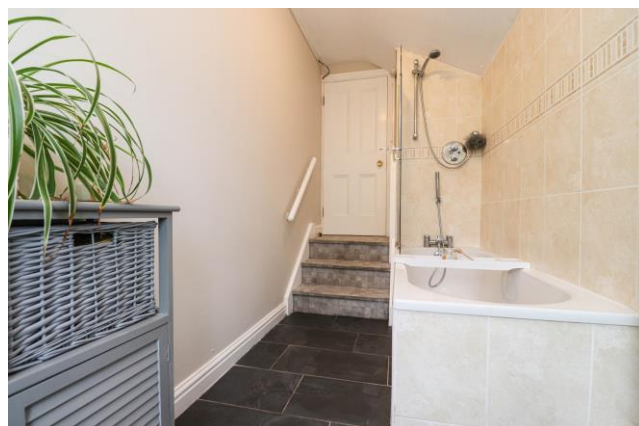
3/ 14 AMBERFIELD, BURGH BY SANDS, CARLISLE

KITCHEN (13' x 8'8) Fitted kitchen incorporating an electric oven and grill, four ring induction hob with extractor hood above, plumbing for washing machine, space for tumble dryer, sink unit with mixer tap, integrated dishwasher and cupboard housing the combi boiler. Double glazed windows to the front and side, tiled flooring and UPVC door to the side.



KITCHEN

BATHROOM (13' x 5') Three piece suite comprising shower above panelled bath, WC and wash hand basin. Frosted glazed window, heated towel rail and tiled flooring.



BATHROOM

FIRST FLOOR LANDING Doors to bedrooms and shower room.

BEDROOM 1 (15' x 12'8) Two double glazed windows to the front, built-in storage, radiator and access to the part boarded loft via a drop down ladder.



4/ 14 AMBERFIELD, BURGH BY SANDS, CARLISLE

BEDROOM 2 (11'3 x 9'3) Double glazed window to the front and radiator.



BEDROOM 2

BEDROOM 3 (10'4 max x 8'9 max) Step down into the bedroom with double glazed window to the rear and radiator.



BEDROOM 3

SHOWER ROOM (6'6 x 6'4) Three piece suite comprising walk-in shower cubicle with waterfall showerhead, wash hand basin and WC. Panelled ceiling with spotlights, frosted glazed window, heated towel rail and tiled flooring.



SHOWER ROOM

5/ 14 AMBERFIELD, BURGH BY SANDS, CARLISLE

OUTSIDE Gravelled driveway to the front of the property providing parking for three vehicles. Generous lawned rear garden with floral beds housing a variety of mature trees and plants, patio seating area and garden shed. The rear garden offers the potential to extend, if required, subject to planning permission.



REAR OF THE PROPERTY

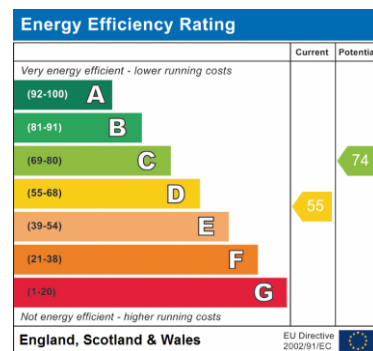


PATIO SEATING AREA

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.



reasons to sell with us...

more than

455

properties listed in our
Carlisle office

more than

390

properties sold from
our Carlisle office

we sold

255

more properties than
our closest competitor

we have over

500

Google reviews with a
4.9/5 Google Rating

*UK Rightmove, Market Share Information
from 31/01/2023 - 31/01/2024, CA1 to CA8

Celebrating over 30 years
on your high street

www.cumbrian-properties.co.uk

