

Cumbrian Properties

47 Townhead Road, Cotehill



Price Region £200,000

EPC-D

Semi-detached property | Stunning countryside views
1 reception room | 3 bedrooms | Conservatory
Front & rear gardens | Driveway & detached double garage

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This spacious, three bedroom, semi-detached property is situated to the south of Carlisle in the village of Cotehill. The double glazed and gas central heated accommodation briefly comprises entrance hall, lounge with French doors to the conservatory opening onto the rear garden, and dining kitchen. To the first floor there are two double bedrooms, single bedroom, four piece family bathroom and ample fitted storage. Lawned front garden, driveway parking and detached double garage. Lawned rear garden with patio seating areas and stunning views over the countryside towards the Lake District fells. Situated in close proximity to local amenities including Cumwhinton and High Hesket schools, The Greyhound Pub, countryside walks and access to the A6 and junction 42 of the M6 motorway.

The accommodation with approximate measurements briefly comprises:

Front door into entrance hall.

ENTRANCE HALL Wood effect laminate flooring, staircase to the first floor, doors to dining kitchen and lounge.

LOUNGE (19' x 11'6) UPVC double glazed window to the front, radiator, fireplace housing a gas fire, coving and UPVC double glazed French doors to the conservatory.



LOUNGE

CONSERVATORY (13' x 9'8) Wood effect laminate flooring, radiator and UPVC double glazed French doors to the rear garden.



CONSERVATORY

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DINING KITCHEN (19'4 x 16'4) Fitted kitchen incorporating a sink unit with mixer tap, freestanding gas cooker with extractor hood above, plumbing for washing machine, shelved understairs cupboard, coving, UPVC double glazed windows to the front and rear, UPVC double glazed frosted door to the side, two radiators and tiled flooring.



DINING KITCHEN

FIRST FLOOR

LANDING UPVC double glazed window to the rear, doors to bedrooms and bathroom.

BEDROOM 1 (14' x 11'7) UPVC double glazed window to the front, radiator and loft access.



BEDROOM 1

BEDROOM 2 (11'9 x 11'6) UPVC double glazed window to the front, radiator and fitted storage cupboard.



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BEDROOM 3 (8'6 x 8') UPVC double glazed window to the rear, radiator and fitted storage cupboard.



BEDROOM 3

BATHROOM (10'4 x 6'6) Four piece suite comprising corner panelled bath with handheld shower attachment, WC, vanity unit wash hand basin and shower cubicle. UPVC double glazed frosted window to the rear, heated towel rail, tile effect vinyl flooring and part tiled walls.



BATHROOM

OUTSIDE Driveway parking to the front and side of the property providing parking for multiple vehicles leading to the detached garage along with a lawned front garden and a variety of shrubs and bushes. Lawned rear garden with paved patio seating areas and stunning views over the neighbouring fields towards the Lake District fells.

DETACHED DOUBLE GARAGE (18'6 x 16'4) Up and over door, UPVC double glazed windows to the side and rear, power, light and water supply.

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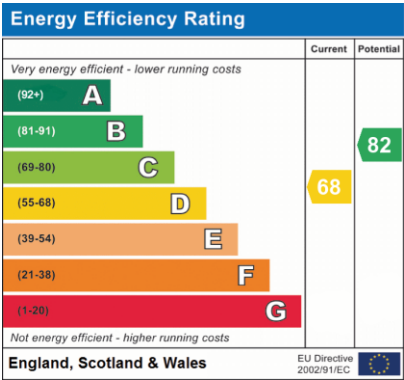
REAR GARDEN



DRIVE & GARAGE



VIEW TO THE REAR



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.