

# Cumbrian Properties

258 Blackwell Road, Currock



**Price Region £185,000**

**EPC-D**

Bungalow | Popular residential location  
Lounge | 2 dbl bedrooms | Conservatory  
Front and rear gardens | In turn-key condition

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This well-presented and spacious two double bedroom bungalow, located just off Blackwell Road, offers modernised, turn-key accommodation with double glazing and gas central heating. The layout includes an entrance hall, lounge, newly fitted kitchen leading to a rear conservatory, two generous bedrooms, and a stylish three-piece bathroom. Conveniently situated close to shops, schools, and within easy reach of the town centre—just a 15-minute walk or 5-minute drive—this is an ideal home ready to move straight into.

The accommodation with approximate measurements briefly comprises:

Entry via UPVC door into entrance hall.

**ENTRANCE HALL** Radiator and doors to bedrooms, bathroom and dining kitchen. Archway leading into the lounge.

**LOUNGE (14' max x 13'6)** Double glazed windows to the front and side elevations, coal effect gas fire on a tiled hearth and matching surround, radiator and coving.



LOUNGE

**BEDROOM 1 (16' x 10'10)** Radiator, coving and double glazed window to the front.



BEDROOM 1

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**BEDROOM 2 (14' x 8'8)** Double glazed window to the rear and radiator.



BEDROOM 2

**BATHROOM (9'3 x 6')** Three piece white suite comprising of WC, vanity unit wash hand basin and panelled bath with mixer tap, shower attachment above and boarded splashbacks. Radiator, coving and double glazed frosted window to the rear.



BATHROOM

**DINING KITCHEN (15'8 x 12'5)** Fitted kitchen with integrated fridge/freezer, electric Lamona hob with glass splashback, oven below and extractor above. Sink unit with drainer and mixer tap, splashbacks, plumbing for washing machine, integrated dishwasher and space for dryer. Wood flooring, sliding wooden door giving access to a storage cupboard, double glazed windows to the side and rear elevations and UPVC double glazed door leading to the conservatory.



DINING KITCHEN



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**CONSERVATORY (10' x 10')** Surrounding double glazed windows, sloping Perspex roof and double glazed patio doors to the rear garden.



CONSERVATORY

**OUTSIDE** The front of the property is gated with knee height brick wall, partly paved with paving to the side of the property with gated access to the rear garden. To the rear of the property there is a spacious yet low maintenance garden incorporating paved area, shillied area and some plants, trees and shrubs.



REAR GARDEN

**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.

