

Cumbrian Properties

49 Pennine Way, Harraby



Price Region £100,000

EPC-F

Semi-detached property | Large rear garden & drive
1 reception room | 2 double bedrooms | Investment opportunity
Popular residential location | No onward chain

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This two double bedroom semi-detached property is situated in the popular residential location to the south of the city. The double glazed property briefly comprises entrance hall, lounge and kitchen. To the first floor there are two double bedrooms, fitted storage to the master and three piece family bathroom. To the rear of the property are two outhouses for additional storage and expansive fenced and matured lawn with trees, shrubs and floral borders. To the front of the property is a gated driveway comprising laid flagstones and shillies. The property has been a family home for many years and would require modernising, however, would make an ideal first time buy opportunity and is ready for the new owner to personalise their new home.

The accommodation with approximate measurements briefly comprises:

Entrance to the property leads into the entrance hall.

ENTRANCE HALL (7' x 6'7) Timber framed double glazed window to the front, staircase to the first floor with understairs storage and doors to the lounge and kitchen.



ENTRANCE HALL

LOUNGE (19' x 11') Double glazed timber framed windows to the front and to the rear.



LOUNGE

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KITCHEN (12' x 7'5) Sink with twin drainer, tiled splashback, two pantries, one of which houses the consumer box and meters and fitted cupboards. Wall mounted electric radiator, double glazed timber framed window to the rear and frosted double glazed UPVC door to the side.



KITCHEN

FIRST FLOOR

LANDING Double glazed timber framed window to the side and doors leading to both bedrooms and family bathroom.

BEDROOM 1 (15' x 9') Double glazed timber framed window to the front and fitted storage cupboard.



BEDROOM 1

BEDROOM 2 (12' x 9'5) Double glazed timber framed window to the rear with fitted storage cupboards which also houses the hot water tank.



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FAMILY BATHROOM (6'5 x 6') Three piece suite comprising WC, sink with tiled splashback and panelled bath with electric shower over the bath. Frosted double glazed timber framed window to the rear.



BATHROOM

OUTSIDE To the rear of the property is a large lawned garden with laid flagged patio area. Two outhouses for additional storage, mature trees, bushes, shrubs and floral borders. To the front of the property is a fenced and hedged low maintenance gated driveway comprising laid flagstones and shillies.



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.