

Cumbrian Properties

10 Centurions Walk, Carlisle



Price Region £289,999

EPC-D

Detached property | Generous plot | Potential to extend
2 reception rooms | 3 double bedrooms & office | 1 bathroom
Wrap-around garden | No through road | North of the River Eden

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2/ 10 CENTURIONS WALK, OFF BRAMPTON OLD ROAD, CARLISLE

A rare and versatile development opportunity situated on a generous plot at the end of a quiet no-through road north of Carlisle, this three double-bedroom detached property offers far more than meets the eye. The property requires modernisation, which gives an excellent opportunity for the buyer to create a stunning property to their taste. The property is nestled within an expansive, wrap-around mature garden, on a quiet street, yet still close to all the important amenities. Due to its strategic positioning and substantial outdoor space, there is significant potential to extend the dwelling on all four sides (subject to planning approval), allowing a buyer to transform this into a substantial executive residence. The property comprises a welcoming entrance hall leading to the primary living spaces, a spacious lounge perfect for family relaxation, leading through to the dining room featuring bay French doors that open directly onto the rear garden. A fitted kitchen with well-proportioned workspaces, a separate utility room and a convenient ground floor cloakroom completes the ground floor. To the first floor, there are three generously sized double bedrooms, with a versatile adjoining room to bedroom two, which would be an ideal space for a home office, dressing room, or potential en-suite conversion and a three piece family bathroom. Externally, the property benefits from a private lawned rear garden with flagstone patio area, perfect for outdoor dining. To the front of the property is a gated driveway providing secure off-street parking bordered by a lawn, mature apple trees and decorative bushes and shrubs. Located off Brampton Old Road, at the end of a quiet no-through road, the property would make an ideal family home.

The accommodation with approximate measurements briefly comprises:

Entrance to the property leads into the entrance hall.

ENTRANCE HALL (15' x 8'5) Single pane windows to the front, radiator, staircase to the first floor, fitted cupboard housing consumer box, door to the lounge and archway to the inner hall.



ENTRANCE HALL

LOUNGE (18' x 12') Double glazed UPVC windows to the front and to the rear, picture rail, gas fire and fireplace, two ceiling rose and sliding door to the dining room.

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LOUNGE

INNER HALLWAY (7' x 4') Fitted storage cupboard and doors to the dining room, cloakroom and kitchen.

DINING ROOM (11'5 x 11'5) Picture rail, single pane bay French doors to the rear garden and radiator.



DINING ROOM

CLOAKROOM (6' x 3'5) Two piece suite comprising W/C and sink unit. Panelled splashback and frosted single glazed window to the rear.

KITCHEN (13' x 10') Fitted kitchen incorporating sink with twin drainer, tiled splashback around worktops, built in shelved cupboards. Double glazed UPVC window to the front and door to the utility room.



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UTILITY ROOM (7'5 x 6') Double glazed UPVC window to the rear, ceramic sink, plumbing for washing machine, shelved fitted storage cupboard and door to the side leading to the outside porch.



UTILITY ROOM

FIRST FLOOR LANDING Double glazed UPVC window to the front, built-in shelved storage cupboard and doors to the three bedrooms and bathroom.

BEDROOM 1 (18' x 12') Double glazed UPVC windows to the front and to the rear and two built-in storage cupboards.



BEDROOM 1

BEDROOM 2 (12' x 12') Double glazed UPVC window to the front, frosted double glazed UPVC window to the side, sink with panelled splashback, fitted shelved storage cupboard and door to additional adjoining room.



BEDROOM 2

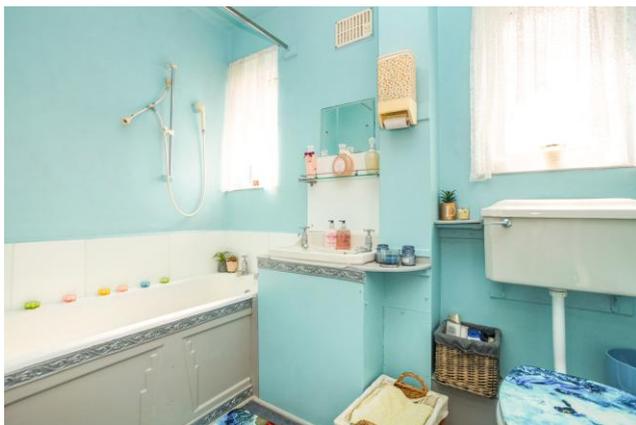
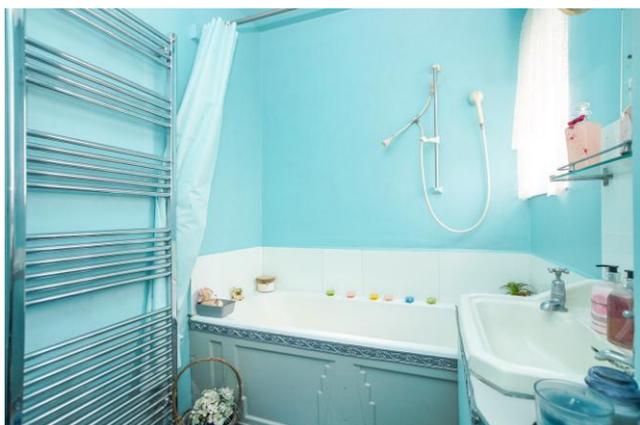
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ADDITIONAL ADJOINING ROOM (7'5 x 5'5) Currently utilised as storage. Double glazed UPVC window to the rear.

BEDROOM 3 (11'5 x 9') Double glazed UPVC windows to the rear, built in shelved storage cupboard with rail.



BATHROOM (8' x 5'5) Three piece suite comprising W/C, sink unit, panelled bath. Panelled splashback, heated towel rail, frosted double glazed windows to the rear.



BATHROOM

OUTSIDE Fenced and hedged rear garden comprising lawn with mature trees and shrubs, laid flagstone patio, side fence, timber shed, gated access to the side of the property. Covered porch area with two out rooms. To the front, is a gated driveway, lawned area, apple trees, mature trees, bushes and shrubs.



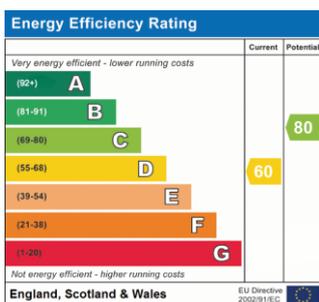
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GARDENS

TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is Tax Band C.



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.

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