

# Cumbrian Properties

52 Whinsmoor Drive, Harraby



**Price Region £130,000**

**EPC-**

Mid-terraced property | Popular residential area  
1 reception | 2 double bedrooms | Conservatory  
Front & rear gardens | No onward chain

2/ 52 WHINSMOOR DRIVE, HARRABY, CARLISLE

This immaculately presented, two double bedroom, terraced property would make an ideal first time buy or downsize. Located in the popular residential area of Harraby, the mid-terraced property is double glazed and gas central heated and briefly comprises entrance hall, spacious dining lounge with gas fire and patio doors opening into the conservatory with French doors to the rear garden, and a solid wood kitchen with side lane providing a utility/storage area. To the first floor there are two double bedrooms, both with fitted storage and a neutral three piece bathroom. To the front of the property is a low maintenance lawned and street parking and to the rear is a lawned garden with decked seating area. Situated within close proximity to local shops and schools, and on regular bus routes to the city centre, the property is sold with no onward chain.

The accommodation with approximate measurements briefly comprises:

**UPVC front door into the entrance hall.**

**ENTRANCE HALL** Doors to dining lounge and kitchen, staircase to the first floor, understairs storage, frosted glazed window, radiator and wood effect flooring.



ENTRANCE HALL

**KITCHEN (11'4 max x 7' max)** Solid wood fitted kitchen incorporating a freestanding electric cooker with extractor hood above, plumbing for dishwasher, stainless steel sink unit, tiled splashback, double glazed window to the rear, wood effect flooring, built-in understairs storage cupboard and door to the side lane.

**SIDE LANE** Plumbing for washing machine, storage space and doors to the front and rear of the property.



KITCHEN



KITCHEN/UTILITY

3/ 52 WHINSMOOR DRIVE, HARRABY, CARLISLE

**DINING LOUNGE (19'5 max x 11' max)** Coal effect gas fire, radiator, double glazed window to the front, double glazed sliding patio doors to the conservatory and wood effect flooring.



DINING LOUNGE

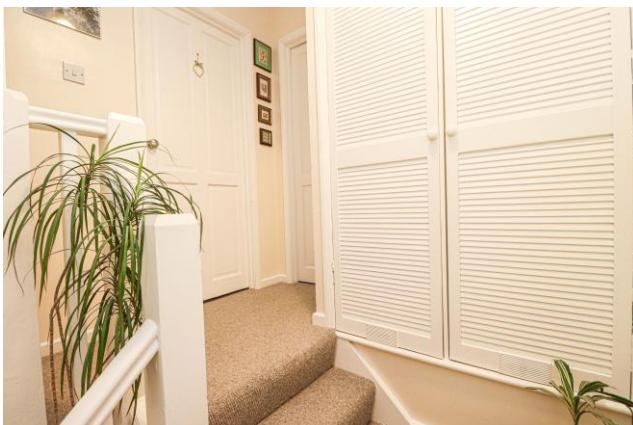
**CONSERVATORY (9'7 x 9')** Perspex roof, double glazed windows and double glazed French doors to the rear garden, radiator and wood effect flooring.



CONSERVATORY

## **FIRST FLOOR**

**LANDING** Doors to bedrooms and bathroom. Built-in storage cupboard housing the combi boiler and access to the fully boarded loft, with light, via a drop down ladder.



LANDING

4/ 52 WHINSMOOR DRIVE, HARRABY, CARLISLE

**BEDROOM 1 (14'8 max x 9' max)** Built-in storage cupboard, double glazed window to the front and radiator.



BEDROOM 1

**BEDROOM 2 (11'7 max x 9'4 max)** Built-in storage cupboard, double glazed window to the rear and radiator.



BEDROOM 2

**BATHROOM (6'4 x 5'6)** Three piece suite comprising shower above panelled bath, wash hand basin and WC. Heated towel rail, frosted glazed window, tiled splashbacks and tiled flooring.



BATHROOM

5/ 52 WHINSMOOR DRIVE, HARRABY, CARLISLE

**OUTSIDE** Low maintenance lawned front garden and lawned rear garden with decked seating area, garden shed and outside water supply.



REAR GARDEN

**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.

EPC GRAPH TO  
FOLLOW