

# Cumbrian Properties

## 47 Mardale Road, Carlisle



**Price Region £165,000**

**EPC-D**

Semi-detached property | Generous plot  
2 receptions | 3 bedrooms | 2 bathrooms  
Gardens, drive & solar panels | No onward chain

## 2/ 47 MARDALE ROAD, CARLISLE

This 3 bedroom, 2 bathroom, 2 reception room semi-detached property offers newly fitted kitchen and bathrooms, generous gardens and off street parking. Occupying a fantastic plot, perfect for extension - subject to planning permission. (Planning has previously been granted for a single storey extension to the rear of the property. More information can be provided on request along with a copy of previous plans). The UPVC double glazed and gas central heated accommodation also benefits from 7 solar panels and briefly comprises entrance hall, recently fitted kitchen, dining lounge with patio doors to the rear garden, newly fitted, stylish ground floor shower room and laundry/storage room. To the first floor there are two double bedrooms and a single bedroom all with fitted storage and a modern, boarded shower room. Lawned front & rear gardens with an open aspect to the rear, and tarmacadam driveway providing off-road parking. Situated to the west of the city within walking distance of local schools, shops, bus stops and the Cumberland Infirmary. A short walk into the city centre and easy access to the western bypass. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

### **UPVC double glazed door into entrance hall.**

**ENTRANCE HALL** Staircase to the first floor, radiator, doors to lounge and kitchen.

**KITCHEN (13'7 max x 8'4 max)** Recently fitted incorporating electric oven, grill and four burner hob with extractor above, integrated microwave & dishwasher, freestanding fridge freezer, sink unit with mixer tap. Worcester gas combi boiler. Brick effect tile splashback, tile effect flooring, double glazed window to the side and double glazed door to the rear garden.



KITCHEN

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**LOUNGE AREA (14'4 max x 10'7 max)** Double glazed window to the front, built-in shelved storage cupboards, radiator and archway to the dining room.

**DINING AREA (11'8 x 10'6)** Radiator and double glazed sliding patio doors to the rear garden.



OPEN PLAN DINING LOUNGE AREA

## **FIRST FLOOR**

**LANDING** Loft access to a fully boarded loft with drop down ladder, double glazed window to the side, doors to bedrooms and shower room.

**BEDROOM 1 (13'5 max x 10'7 max)** Double glazed window to the rear, radiator and built-in storage cupboard.



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**BEDROOM 2 (13'3 max x 10' max)** Double glazed window to the front, radiator and built-in storage cupboard.



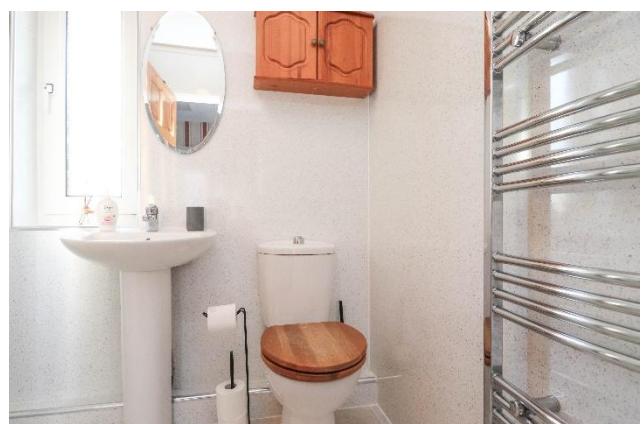
BEDROOM 2

**BEDROOM 3 (9'3 max x 8' max)** Double glazed window to the front, radiator and built-in storage cupboard.



BEDROOM 3

**SHOWER ROOM** White three piece suite comprising walk-in shower cubicle with electric shower, pedestal wash hand basin and WC. Aqua-panelled walls, tiled flooring, chrome towel rail radiator and double glazed frosted window to the rear.



SHOWER ROOM

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**OUTSIDE** Lawned front garden with decorative border & tarmacadam driveway providing off-road parking. Spacious lawned rear garden with garden shed, greenhouse, external electrical sockets & water supply. Door leading to ground floor shower room & utility room.



REAR GARDEN

**UTILITY ROOM (8' x 8')** With plumbing for washing machine, storage space and controls for the solar panels.

**GROUND FLOOR SHOWER ROOM (8' x 2')** Three piece suite comprising of double shower cubicle, vanity unit wash hand basin & WC with concealed cistern. Double glazed window, wood effect flooring & radiator.



GROUND FLOOR SHOWER ROOM

**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.