

# Cumbrian Properties

24 Upperby Road, Upperby



**Price Region £150,000**

**EPC-D**

Semi-detached property | No onward chain  
2 reception rooms | 3 bedrooms | 1 bathroom  
Gated driveway parking | Front & rear gardens

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A three bedroom, two reception room, semi-detached property situated in a popular residential area of the city within walking distance to many local amenities, shops, schools, public transport links and Hammonds Pond. The double glazed and gas central heated accommodation briefly comprises entrance hall, lounge with bay window, dining room and fitted kitchen with walk-in pantry and French doors to the rear garden. To the first floor there are two double bedrooms – one with fitted wardrobes, single bedroom and bathroom. Front and rear lawned gardens and gated driveway providing off-street parking.

The accommodation with approximate measurements briefly comprises:

**Front door into entrance hall.**

**ENTRANCE HALL** Staircase to the first floor, radiator, understairs storage cupboard, UPVC double glazed window to the side, doors to lounge and dining room.



ENTRANCE HALL

**LOUNGE (14' x 12')** UPVC double glazed bay window to the front, radiator and fireplace housing a gas fire.



LOUNGE

**DINING ROOM (15' x 11'9)** UPVC double glazed window to the rear, radiator, electric fire and door to kitchen.

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DINING ROOM

**KITCHEN (18'8 x 8')** Fitted kitchen incorporating sink unit with mixer tap, panelled splashbacks, electric oven and grill, four ring gas hob with aluminium splashback and extractor hood above, plumbing for washing machine, radiator, wood effect laminate flooring, UPVC double glazed French doors to the rear garden, and walk-in storage cupboard with UPVC double glazed frosted window to the side.



KITCHEN

**FIRST FLOOR LANDING** UPVC double glazed window to the side, loft access, doors to bedrooms and bathroom.

**BEDROOM 1 (14' x 11')** UPVC double glazed window to the front and radiator.



BEDROOM 1



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**BEDROOM 2 (12' x 10'5)** UPVC double glazed window to the rear, radiator and fitted wardrobes – one housing the gas boiler.



BEDROOM 2

**BEDROOM 3 (7' x 7')** UPVC double glazed window to the front and radiator.



BEDROOM 3

**BATHROOM (7' x 6'3)** Three piece suite comprising WC, wash hand basin and electric shower above panelled bath. Radiator and UPVC double glazed frosted window to the rear.



BATHROOM

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**OUTSIDE** Gated driveway to the front along with a walled, lawned front garden with floral borders. Enclosed lawned rear garden with floral borders, timber shed, flagstone path and gated access to the side.



REAR GARDEN

**TENURE** To be confirmed by the vendor.

**COUNCIL TAX** We are informed the property is 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.

