

Cumbrian Properties

19 Berkeley Grange, Carlisle



Price Region £220,000

EPC-C

Detached bungalow | Popular location
1 reception room | 2 bedrooms | Shower room
Low maintenance gardens | No onward chain

01228 599940
2 Lonsdale Street, Carlisle CA1 1DB

www.cumbrian-properties.co.uk
properties@cumbrian-properties.co.uk

2/ 19 BERKELEY GRANGE, OFF NEWTOWN ROAD, CARLISLE

A well presented two double bedroom, detached bungalow situated in a cul-de-sac just off Newtown Road to the west of the city. The double glazed and gas central heated accommodation, which has been lovingly cared for and is neutrally decorated throughout, briefly comprises entrance hall, lounge, dining kitchen, utility room, two double bedrooms with fitted bedroom furniture and shower room. Externally the property benefits from a lawned front garden, low maintenance, private, paved rear garden, driveway parking and single garage.

Berkeley Grange is a popular residential area to the west of the city, close to local amenities including shops, supermarkets and the Cumberland Infirmary, and is on regular bus routes to the city centre. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

UPVC front door into entrance hall.

ENTRANCE HALL Wood effect flooring, radiator, coving to the ceiling and built-in storage cupboard housing the Worcester combi boiler. Doors to bedrooms, bathroom and lounge.

LOUNGE (17'3 x 11'5) Gas fire on marble effect hearth with a wooden surround, two double glazed windows, radiator, coving to the ceiling and door to dining kitchen.



LOUNGE

DINING KITCHEN (11'6 x 11'5) Fitted kitchen incorporating an electric oven and grill, four ring gas hob with extractor hood above, one and a half bowl ceramic sink with mixer tap, wood effect worksurfaces, tiled splashbacks, double glazed window to the rear, radiator, tile effect flooring and door to utility room.



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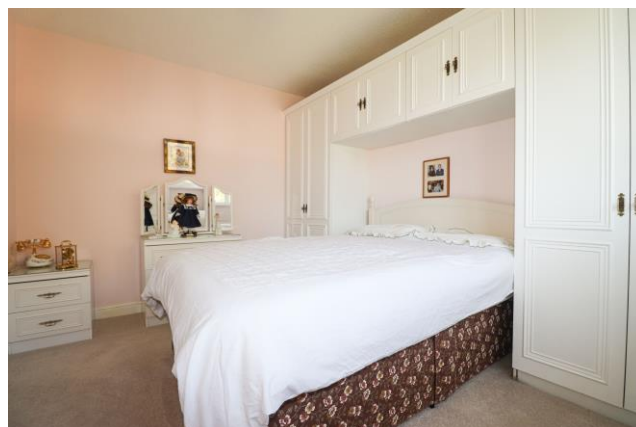
DINING KITCHEN

UTILITY ROOM (8'5 x 6'7) Plumbing for washing machine, space for fridge freezer, part tiled walls, radiator, tile effect flooring, double glazed window and UPVC door to the rear garden, door to garage and loft access.



UTILITY ROOM

BEDROOM 1 (11'6 x 9'5) A range of fitted bedroom furniture and double glazed window to the front with radiator below.



BEDROOM 1

BEDROOM 2 (13'4 x 10') A range of fitted wardrobes and double glazed window to the rear with radiator below.

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BEDROOM 2

SHOWER ROOM (9'4 max x 6'3 max) Three piece suite comprising fully boarded walk-in double shower cubicle, wash hand basin and WC. Part tiled walls, wood effect flooring, double glazed frosted window, radiator and loft access.



SHOWER ROOM

OUTSIDE Lawned front garden and driveway providing parking in front of the single **GARAGE** with power and loft access. A gate provides pedestrian access to the low maintenance paved rear garden with gravelled borders housing mature trees and shrubs, garden shed and outside tap.



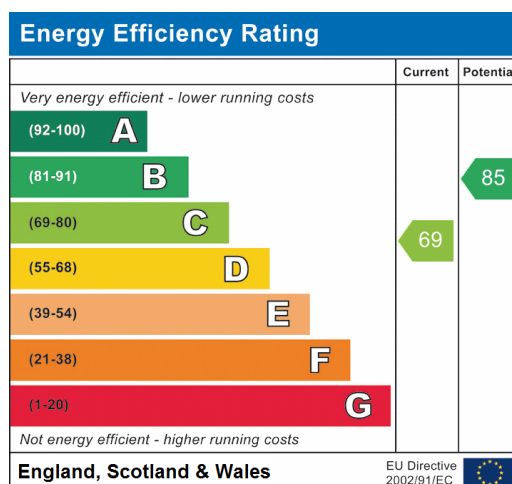
REAR GARDEN

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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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