

Cumbrian Properties

125 Currock Road, Currock



Price Region £180,000

EPC-D

Three storey terraced property | Popular location
2 receptions | 3 bedrooms | First floor bathroom
Decked rear yard | Off-street parking

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2/ 125 CURROCK ROAD, CURROCK, CARLISLE

This three bedroom, two reception room, three storey, period terrace offers a spacious family home with a decked rear yard and off-street parking. Boldly decorated in inky tones the double glazed and gas central heated property is full of character blending traditional period features with a quirky modern twist. The accommodation briefly comprises vestibule leading into a welcoming entrance hall, bay-fronted lounge with cosy log burning stove, spacious play room/dining room leading to a generous kitchen with Range style cooker and access to the rear yard. To the first floor there is a split level landing leading to the master double bedroom, second double bedroom, spacious four piece light and airy bathroom and study. To the second floor is bedroom 3 providing a spacious double bedroom currently used as a cinema room. Externally to the front of the property is a low maintenance forecourt and to the rear there is a low maintenance decked rear yard with a pleasant patio seating area and double gates providing off-street parking for one vehicle. Located within easy walking distance to local shops and schools the property would make an ideal family home or first time buy.

The accommodation with approximate measurements briefly comprises:

Composite front door into the vestibule.

VESTIBULE Tiled flooring, original coving and glazed door to the entrance hall.

ENTRANCE HALL Doors to lounge and play room, staircase to the first floor, tiled flooring, part wood panelled walls, original coving and cornice, and radiator.



ENTRANCE HALL

LOUNGE (16' max into bay window x 12' max) Brick fireplace housing a cosy log burning stove on a tiled hearth with wooden lintel above, double glazed bay window to the front with wood panelling below, wooden floorboards, original coving and ceiling rose, and radiator.



LOUNGE

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PLAY ROOM (13' max x 13' max) Part wood panelled walls, double glazed window to the rear, radiator, wood effect flooring and opening to the inner hall.



PLAY ROOM

INNER HALL Understairs storage, wood effect flooring and opening to the kitchen.

KITCHEN (17' max x 9' max) Fitted kitchen incorporating a Range style cooker with 8 ring gas hob and extractor hood above, space for American style fridge freezer, plumbing for washing machine, space for tumble dryer, ceramic sink with mixer tap, tiled splashback, tile wood effect flooring, feature exposed brick wall, radiator, double glazed window to the side and door to the rear yard.

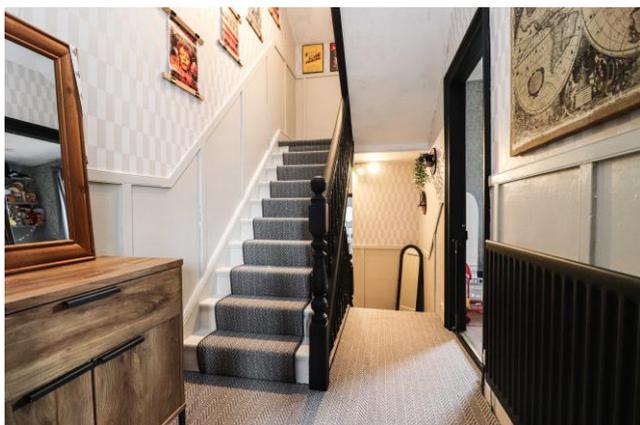


KITCHEN

FIRST FLOOR

HALF LANDING Part wood panelled walls, doors to bathroom and study.

LANDING Original coving, doors to bedrooms 1 & 2, and staircase to the second floor.



LANDING

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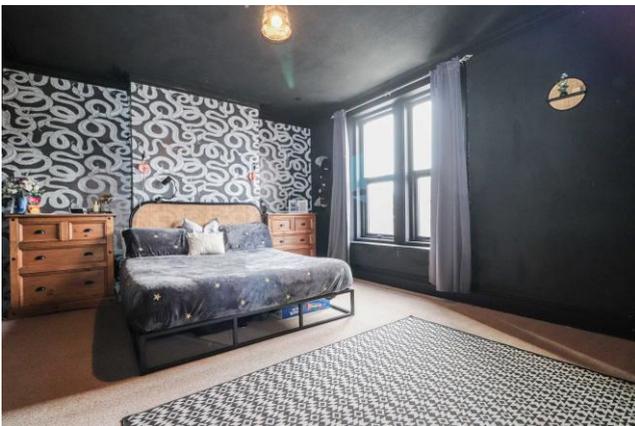
BATHROOM (9'4 x 8'4) Four piece suite comprising walk-in shower cubicle with rainfall shower head, panelled bath, wash hand basin and WC. Brick effect tiled splashbacks, tiled flooring, frosted glazed window, ceiling spotlights and radiator.



BATHROOM

STUDY (6' x 5') Double glazed window to the rear and radiator.

BEDROOM 1 (16'4 max x 13'6 max) Double glazed window to the front, radiator and coving to the ceiling.



BEDROOM 1

BEDROOM 2 (13'7 max x 10' max) Double glazed window to the rear and radiator.



BEDROOM 2

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SECOND FLOOR

LANDING Velux window and door to bedroom 3/cinema room.

BEDROOM 3/CINEMA ROOM (18'8 max to under eaves x 15' max) Beamed ceiling, double glazed window to the front, wood effect flooring and radiator.



BEDROOM 3

OUTSIDE Small front forecourt and decked rear yard with step down to a gravelled patio seating area and gates providing access to an off-street parking space along with two brick-built outhouses – one housing the combi boiler.



REAR YARD

TENURE We are informed the tenure is Freehold.

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.