

# Cumbrian Properties

31 Skiddaw Road, Morton Park, Carlisle



Price Region £220,000

EPC-

Semi-detached property | Fantastic corner plot  
1 reception room | 3 bedrooms | 1 bathroom  
Drive & extended garage | Generous gardens | No chain

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2/ 31 SKIDDAW ROAD, MORTON PARK, CARLISLE

Set on a fantastic corner plot, this spacious, three bedroom semi-detached property offers generous gardens, driveway and garage and is situated in a popular location to the west of the city. The double glazed and gas central heated accommodation briefly comprises entrance hall, dining lounge with patio doors to the rear garden and a 19' kitchen with built-in pantry and access to the rear garden. To the first floor off the spacious landing are two double bedrooms, single bedroom and four piece family bathroom. To the front of the property is a lawned garden bordered by hedgerow with driveway parking for two vehicles leading up to the extended single garage with electric door and workspace/workshop area. Generous lawned rear gardens with patio seating areas offering a fantastic potential to extend subject to relevant planning permissions. Skiddaw Road is a popular residential area in close proximity to primary and secondary schools, local shops, church and park 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 door into entrance hall.**

**ENTRANCE HALL** Spacious entrance hall with staircase to the first floor, understairs storage cupboard, radiator, built-in storage cupboard and cupboard housing the consumer units. Doors to dining lounge and kitchen.



ENTRANCE HALL

**DINING LOUNGE**

**LOUNGE (13' x 11'3)** Coal effect gas fire, double glazed window to the front, radiator and archway leading to the dining area.



LOUNGE AREA

3/ 31 SKIDDAW ROAD, MORTON PARK, CARLISLE

**DINING AREA (11' x 10')** Double glazed patio doors to the rear garden, radiator and door to kitchen.



DINING AREA

**KITCHEN (19' max x 8'5 max)** Fitted kitchen incorporating an electric oven and grill, four burner hob with extractor hood above, one and a half bowl sink unit with mixer tap, plumbing for washing machine and dishwasher. Breakfast bar, tiled splashbacks, double glazed windows to the side and rear, wood effect flooring, built-in pantry and UPVC door to the rear garden.



KITCHEN

**FIRST FLOOR**

**LANDING** Double glazed frosted window, cupboard housing the Baxi boiler, loft access, doors to bedrooms and bathroom.



LANDING

4/ 31 SKIDDAW ROAD, MORTON PARK, CARLISLE

**BEDROOM 1 (12'5 max x 12' max)** Double glazed window to the front and radiator.



BEDROOM 1

**BEDROOM 2 (12' max x 10' max)** Double glazed window to the rear, radiator and built-in wardrobe.



BEDROOM 2

**BEDROOM 3 (8'4 max x 7'7 max)** Double glazed window to the front, radiator and built-in wardrobe.



BEDROOM 3

5/ 31 SKIDDAW ROAD, MORTON PARK, CARLISLE

**BATHROOM** (7'6 max x 5' max) Four piece suite comprising fully tiled walk-in corner shower cubicle, panelled bath, wash hand basin and WC. Tiled walls, tile effect flooring, ceiling spotlights, heated towel rail and double glazed frosted window.



BATHROOM

**OUTSIDE** To the front of the property is a lawned garden bordered by hedgerow, UPVC door to the rear garden and a tarmac driveway providing off-street parking for two vehicles leading up to an extended single garage with electric door and workspace/workshop area. Generous lawned rear garden with floral borders, two patio seating areas, outside tap and access into the garage.



REAR OF THE PROPERTY

**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.

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\*UK Rightmove, Market Share Information  
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