

Cumbrian Properties

107 Buchanan Road, Currock



Price Region £115,000

EPC-D

Semi-detached property | No onward chain
1 reception room | 2 double bedrooms | First floor bathroom
Front & rear gardens | Off-street parking

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A newly decorated and carpeted, two double bedroom, semi-detached property with gardens and off-street parking situated opposite the popular Hammonds Pond. Double glazed and gas central heated the property briefly comprises entrance hall, lounge and modern kitchen with access to the rear garden. Two double bedrooms with fitted storage to the master and a three piece bathroom. To the front of the property there is a lawned garden and driveway parking for two vehicles and the rear of the property has a low maintenance lawned garden. With a pretty outlook to the front of the property onto Hammonds Pond and within easy walking distance of local shops and schools the property would make an ideal first time buy and is sold with no onward chain.

The accommodation with approximate measurements briefly comprises:

Front door into entrance hall.

ENTRANCE HALL Door to lounge, radiator and staircase to the first floor.



ENTRANCE HALL

LOUNGE (13' x 11'5) Double glazed window to the front, cupboard housing the meters, radiator and door to kitchen.



LOUNGE

KITCHEN (17' max x 6'7) Fitted kitchen incorporating an electric oven and four ring gas hob, space for fridge freezer, plumbing for washing machine, stainless steel sink unit with mixer tap, tiled splashbacks, Worcester combi boiler, built-in understairs storage cupboard, radiator, tiled flooring, double glazed window to the rear and UPVC door to the rear yard.

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KITCHEN

FIRST FLOOR

LANDING Doors to bedrooms and bathroom, double glazed window and loft access.

BEDROOM 1 (17'3 max x 10' max) Built-in storage cupboard, radiator and double glazed window to the front with views of Hammonds Pond.



BEDROOM 1

BEDROOM 2 (9' x 8') Double glazed window to the rear and radiator.



BEDROOM 2

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BATHROOM (7'8 x 6') Three piece suite comprising shower above panelled bath, wash hand basin and WC. Frosted glazed window, part tiled walls, radiator and wood effect flooring.



BATHROOM

OUTSIDE Lawned front garden along with driveway parking for two vehicles with a gate providing pedestrian access to the rear of the property where there is a lawned garden with patio seating area and garden shed.



FRONT GARDEN



VIEW TO THE FRONT



REAR GARDEN



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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.

