

# Cumbrian Properties

3 Mayfield Avenue, Harraby



**Price Region £135,000**

**EPC-D**

Semi-detached property | Potential to extend  
1 reception room | 2 double bedrooms | Recently fitted bathroom  
19' summer house | Driveway parking

01228 599940  
2 Lonsdale Street, Carlisle CA1 1DB

[www.cumbrian-properties.co.uk](http://www.cumbrian-properties.co.uk)  
[properties@cumbrian-properties.co.uk](mailto:properties@cumbrian-properties.co.uk)



2/ 3 MAYFIELD AVENUE, HARRABY, CARLISLE

Situated on an exceptional corner plot providing potential to extend (subject to planning permission) this two double bedroom, semi-detached property offers generous gardens, plenty of off-street parking and a summer house. Double glazed and gas central heated the accommodation briefly comprises entrance hall, spacious dining lounge with French doors to the rear garden and kitchen with separate utility room which has access to the front and rear of the property. To the first floor there are two double bedrooms, both with fitted storage, and a recently fitted stylish three piece bathroom. Further benefiting from a recently fitted (four year old) Worcester combi boiler and an additional 19' summer house to the rear of the property which could be used as a multi-purpose room including gym and work from home office. The generous rear garden incorporates a children's play area, lawn and patio seating area with pergola along with vehicular access for additional off-street parking, if required. The front of the property has a generous drive providing off-street parking for two to three vehicles, soon to have newly laid stone chippings. Located within easy walking distance of the local shops and schools and on regular bus routes to the city centre with good transport links to junction 42 of the M6 motorway the property would make an ideal first time buy.

The accommodation with approximate measurements briefly comprises:

**Composite front door into entrance hall.**

**ENTRANCE HALL** Doors to lounge and kitchen, staircase to the first floor, radiator and wood effect flooring.



ENTRANCE HALL

**LOUNGE (18'3 x 10'8)** Coal effect gas fire, double glazed French doors to the rear, radiator, wood effect flooring, coving to the ceiling and double glazed window to the front.



LOUNGE

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**KITCHEN (9'5 x 6'7)** Fitted kitchen incorporating an electric oven and four ring gas hob with extractor hood above, stainless steel sink unit with mixer tap, tiled splashbacks, double glazed window, built-in understairs storage, radiator, tiled flooring and UPVC door to the utility room.



KITCHEN

**UTILITY ROOM (8' x 7'8)** Plumbing for washing machine, space for tumble dryer and fridge freezer, double glazed window, tiled flooring, UPVC doors to the front and rear.



UTILITY ROOM

## **FIRST FLOOR**

**LANDING** Doors to bedrooms and bathroom, double glazed window and access to the partly boarded loft via a drop down ladder.

**BEDROOM 1 (13' x 9'3)** A range of mirror fronted fitted wardrobes, double glazed window to the front, radiator, wood effect flooring and built-in storage.





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**BEDROOM 2 (11' x 9')** A range of mirror fronted fitted wardrobes – one housing the four year old combi boiler, double glazed window to the rear, wood effect flooring and radiator.



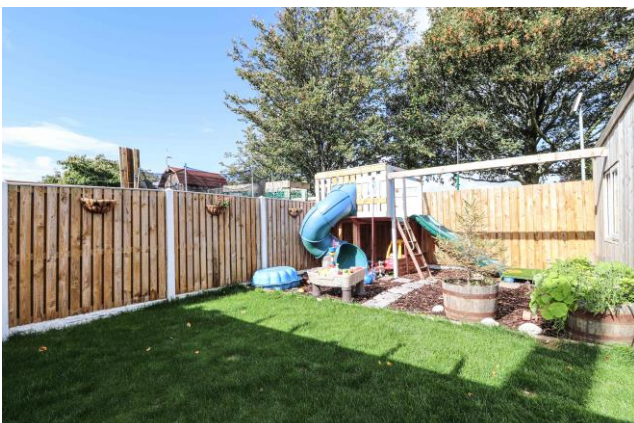
BEDROOM 2

**BATHROOM (6'4 x 5')** Three piece suite comprising shower above panelled bath with waterfall showerhead, vanity unit wash hand basin and WC with concealed cistern. Panelled walls and ceiling, heated towel rail and frosted glazed window.



BATHROOM

**OUTSIDE** Generous driveway to the front of the property providing off-street parking for two to three vehicles (soon to have newly laid stone chippings). To the rear of the property is a generous lawned garden incorporating a patio seating area with pergola and a **TIMBER-BUILT SUMMER HOUSE (19' x 10'9)** perfect as a work from home office, gym or games room. There is also a children's play area, outside water supply, double gates providing vehicular access for additional parking and there is potential to extend (subject to planning permission).



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REAR GARDEN & SUMMER HOUSE



REAR OF THE PROPERTY



FRONT OF THE PROPERTY

**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.

