

Cumbrian Properties

74 Coogan Close, Denton Holme



Price Region £165,000

EPC-C

Semi-detached | Popular residential location
1 reception room | 3 bedrooms | 1 bathroom
Conservatory | Driveway & gardens | No chain

01228 599940
2 Lonsdale Street, Carlisle CA1 1DB

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

2/ 74 COOGAN CLOSE, DENTON HOLME, CARLISLE

A realistically priced three bedroom semi-detached property with conservatory, driveway and generous gardens situated in a popular area to the west of the city. The property is in need of some modernisation as reflected in the price and offers a superb family home. Off the entrance hall is a cloakroom, kitchen, spacious dining lounge and conservatory. To the first floor there are two double bedrooms, single bedroom and a three piece family bathroom. Externally the property offers off street parking for two vehicles and generous gardens to the front and rear incorporating lawn and flag stone patio. Coogan Close is situated less than a five minute walk to schools, local shops and bus stops. The city centre can be reached within a fifteen minute walk along with pleasant walks and cycle routes along the river Caldew. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

Entry via UPVC door into entrance hall.

ENTRANCE HALL Staircase to the first floor, radiator and doors to kitchen, dining lounge and cloakroom.

CLOAKROOM Two piece suite comprising of WC and wash hand basin. Part tiled walls, radiator, tile effect flooring and double glazed frosted window.



ENTRANCE HALL



CLOAKROOM

KITCHEN (13' x 8'8) Fitted kitchen incorporating an electric oven and four burner gas hob with extractor hood above, Stainless steel sink with mixer tap, tiled splashbacks, plumbing for washing machine and space for free standing fridge/freezer. Wood effect flooring, double glazed window, radiator and combi boiler.



KITCHEN

3/ 74 COOGAN CLOSE, DENTON HOLME, CARLISLE

LOUNGE (16' max x 13' max) Double glazed window to the rear, understairs storage cupboard, two radiators and double glazed doors leading into the conservatory.



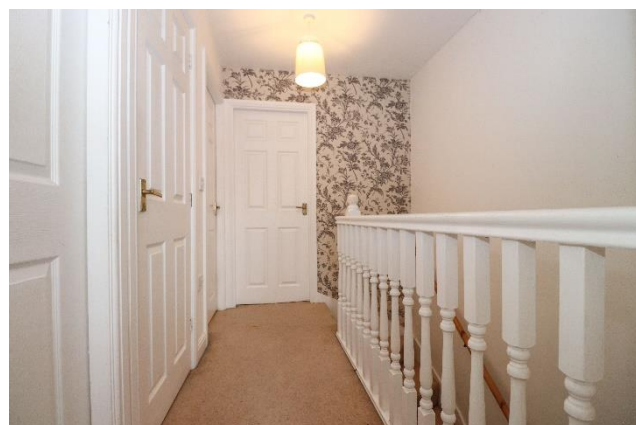
LOUNGE

CONSERVATORY (11'6 x 8'6) Double glazed windows, Perspex roof, exposed brick wall and double glazed door to the rear garden.



CONSERVATORY

FIRST FLOOR LANDING Built in storage cupboard, loft access and doors to bedrooms and bathroom.



FIRST FLOOR LANDING

4/ 74 COOGAN CLOSE, DENTON HOLME, CARLISLE

BEDROOM 1 (15' max x 9'5 max) Radiator and double glazed window to the front.



BEDROOM 1

BEDROOM 2 (10'9 max x 9'4 max) Radiator and double glazed window to the rear.



BEDROOM 2

BEDROOM 3 (6'10 x 6'5) Radiator and double glazed window to the rear.

BATHROOM (6' max x 5'10 max) Three piece suite comprising of waterfall shower head over a panelled bath, wash hand basin and WC. Part boarded walls, tiled splashbacks, radiator, wood effect flooring and double glazed frosted window.



BEDROOM 3



BATHROOM

5/ 74 COOGAN CLOSE, DENTON HOLME, CARLISLE

OUTSIDE To the front of the property there is a lawned garden and off street parking on a block paved driveway for two vehicles. A gate provides access to the generous rear garden incorporating a lawn and flag stone patio.

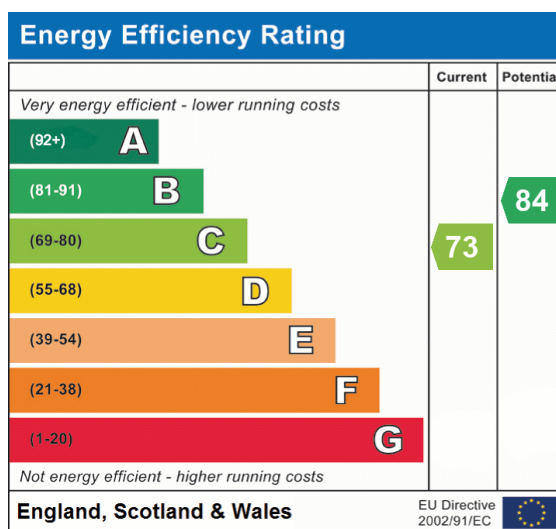


REAR OF PROPERTY

TENURE We are informed the tenure is Freehold

COUNCIL TAX We are informed the property is in 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.



reasons to sell with us...

more than

455

properties listed in our
Carlisle office

more than

390

properties sold from
our Carlisle office

we sold

255

more properties than
our closest competitor

we have over

500

Google reviews with a
4.9/5 Google Rating

*UK Rightmove, Market Share Information
from 31/01/2023 - 31/01/2024, CA1 to CA8

Celebrating over 30 years
on your high street

www.cumbrian-properties.co.uk

