

# Cumbrian Properties

## 14 Troutbeck Drive, Sandsfield Park



**Price Region £150,000**

**EPC-**

End terraced property | Popular location  
1 reception room | 2 double bedrooms | 1 bathroom  
Garden, parking & storage | Ideal first time buy

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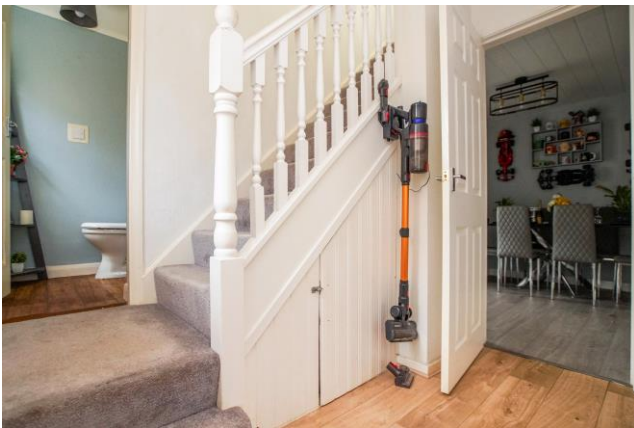
## 2/ 14 TROUTBECK DRIVE, SANDSFIELD PARK, CARLISLE

A well-presented two double bedroom end-terraced property with off-street parking, an extended dining kitchen, and an open aspect to the front, located in the popular Sandsfield Park area. The double glazed and gas central heated property briefly comprises entrance hall, cloakroom, lounge with gas fire and views over the fields, spacious extended dining kitchen, two double bedrooms—both with fitted storage—and a fully tiled bathroom. Externally, the property benefits from a low maintenance front garden overlooking the fields, and to the rear, a block-paved driveway provides off-street parking for two to three vehicles, along with two secure external storage facilities. Troutbeck Drive is ideally positioned less than a five-minute walk from local shops, primary and secondary schools, and bus routes, and offers easy access to the western bypass.

The accommodation with approximate measurements briefly comprises:

**UPVC front door into entrance hall.**

**ENTRANCE HALL** Doors to lounge and dining kitchen, staircase to the first floor, understairs storage cupboard, radiator, wood effect flooring, step up and door to cloakroom.



ENTRANCE HALL

**CLOAKROOM** Two piece suite comprising wash hand basin and WC. Radiator, double glazed frosted window, coving to the ceiling and wood effect flooring.



CLOAKROOM

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**LOUNGE (18' x 10'9)** Pebble effect gas fire, two double glazed windows to the front, two radiators, coving to the ceiling and wood effect flooring.



LOUNGE

**DINING KITCHEN (19' max x 11' max)** Fitted kitchen incorporating an electric oven and grill, four ring hob with extractor hood above, integrated dishwasher, sink with mixer tap, plumbing for washing machine, space for tumble dryer and fridge freezer. Panelled ceiling, wood effect laminate flooring, double glazed window and UPVC door to the rear garden, understairs storage, radiator and tiled splashbacks.



DINING KITCHEN

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## **FIRST FLOOR**

**LANDING** Doors to bedrooms and bathroom. Loft access and double glazed window.

**BEDROOM 1 (12'9 x 8'7)** A range of fitted wardrobes, built-in storage cupboard housing the combi boiler, double glazed window and radiator.



BEDROOM 1

**BEDROOM 2 (11'6 max x 9' max)** Two built-in storage cupboards, radiator and double glazed window to the front.



BEDROOM 2

**BATHROOM (6' x 5')** Three piece suite comprising shower above panelled bath, vanity unit wash hand basin and WC with concealed cistern. Double glazed frosted window, panelled ceiling with spotlights, tile effect flooring, radiator and fully tiled walls.



BATHROOM

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**OUTSIDE** Block paved driveway to the rear of the property providing off-street parking for two/three vehicles, outhouse and pedestrian access gate to the front of the property where there is a low maintenance lawned garden.



PARKING



FRONT GARDEN VIEW

**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.