

Cumbrian Properties

72 Watermans Walk, Oakland View



Price Region £165,000

EPC-

Semi-detached property | South east of the city
1 reception room | 4 bedrooms | 1 bathroom
Gardens & driveway parking for 2 cars | No chain

01228 599940
2 Lonsdale Street, Carlisle CA1 1DB

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

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A four bedroom, semi-detached property situated in a popular residential estate to the south east of the city. The double glazed and gas central heated accommodation briefly comprises entrance hall, cloakroom, spacious lounge with open staircase to the first floor, and dining kitchen with French doors to the rear garden. To the first floor there are four bedrooms and bathroom. Front and rear lawned gardens and driveway parking for two cars. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

Front door into entrance hall.

ENTRANCE HALL Radiator, UPVC double glazed frosted window to the side, doors to cloakroom and lounge.

CLOAKROOM Two piece suite comprising WC and vanity unit wash hand basin. Double glazed frosted window to the front and radiator.



ENTRANCE HALL



CLOAKROOM

LOUNGE (18'6 x 14'6) UPVC double glazed window to the front, UPVC double glazed frosted window to the side, two radiators, fireplace housing an electric fire, open staircase to the first floor and door to dining kitchen.



LOUNGE

DINING KITCHEN (14'6 x 11') Fitted kitchen incorporating an electric oven and grill, four ring gas hob with tiled splashback and extractor hood above, sink unit with mixer tap and plumbing for washing machine. UPVC double glazed window to the rear, cupboard housing the boiler, radiator, understairs storage cupboard and UPVC double glazed French doors to the rear garden.

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DINING KITCHEN

FIRST FLOOR

LANDING UPVC double glazed window to the side, built-in storage cupboard housing the hot water system, doors to bedrooms and bathroom.

BEDROOM 1 (13'4 x 8'4) UPVC double glazed window to the front, radiator and loft access.



BEDROOM 1

BEDROOM 2 (10' x 8'4) UPVC double glazed window to the rear and radiator.



BEDROOM 2

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BEDROOM 3 (10' x 6') UPVC double glazed window to the front and radiator.



BEDROOM 3

BEDROOM 4 (7'3 x 6'8) UPVC double glazed window to the rear and radiator.



BEDROOM 4

BATHROOM (7'9 x 5'5) Three piece suite comprising shower above panelled bath, low level WC and vanity unit wash hand basin. Part tiled walls and radiator.



BATHROOM

OUTSIDE Lawned front garden with tarmac driveway providing off-street parking for two cars. Enclosed lawned rear garden with flagstone pathway.

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REAR GARDEN



REAR OF THE PROPERTY

TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is Tax Band C.

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.

EPC TO FOLLOW

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

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