

Cumbrian Properties

11 Newlands Road, Upperby



Price Region £190,000

EPC-

Semi-detached property | Conservatory
1 reception room | 3 bedrooms | 2 bathrooms
Drive & gravelled front garden | Beautiful rear garden

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2/ 11 NEULANDS ROAD, UPPERBY, CARLISLE

This immaculately presented and extended three bedroom, two bathroom semi-detached property offers generous living space with driveway parking, a low-maintenance front garden, and a beautifully landscaped rear garden featuring a paved patio, pond with water feature, timber shed and greenhouse. The gas central heated and double glazed property briefly comprises entrance hall, ground floor shower room, lounge, and dining kitchen with access to the conservatory opening onto the rear garden, with the first floor offering two double bedrooms with fitted storage, a single bedroom and a family bathroom. Situated in a sought-after residential area, the property is within walking distance of local amenities including shops, schools, public transport links and Hammonds Pond.

The accommodation with approximate measurements briefly comprises:

Front door into entrance hall.

ENTRANCE HALL Radiator, dado rail, staircase to the first floor and understairs storage housing the consumer box and meters. Doors to shower room, lounge and dining kitchen.



ENTRANCE HALL

SHOWER ROOM (8' x 4') Three piece suite comprising WC, wash hand basin and walk-in shower. Heated towel rail, UPVC double glazed frosted window to the side and tile effect vinyl flooring.



SHOWER ROOM

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LOUNGE (14' x 12') UPVC double glazed window to the front, fireplace housing a gas fire, picture rail and radiator.



LOUNGE

DINING KITCHEN (22' x 11') Fitted kitchen incorporating sink unit with mixer tap, freestanding cooker with tiled splashback and extractor hood above, plumbing for washing machine, radiator, coving, tile effect vinyl flooring, UPVC double glazed window and UPVC double glazed frosted door to the rear garden, shelved understairs cupboard housing the gas boiler, and UPVC double glazed sliding patio doors to the conservatory.



DINING KITCHEN

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CONSERVATORY (12' x 9') Wood effect laminate flooring and UPVC double glazed sliding patio doors to the rear garden.



CONSERVATORY

FIRST FLOOR

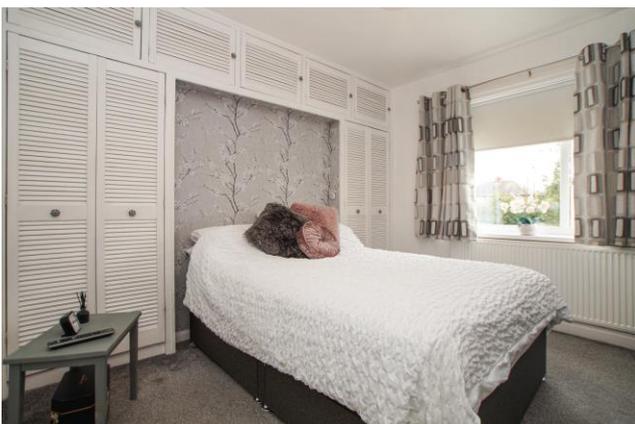
LANDING UPVC double glazed frosted window to the side, doors to bedrooms and bathroom.

BEDROOM 1 (14'5 x 11') UPVC double glazed window to the front, radiator, picture rail, fitted wardrobes and cupboards.



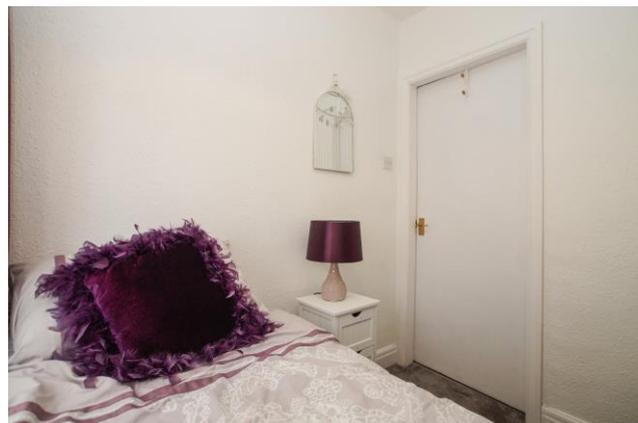
BEDROOM 1

BEDROOM 2 (12' x 10') UPVC double glazed window to the rear, radiator, fitted wardrobes and cupboards.



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



BEDROOM 3

BATHROOM (7' x 6') Three piece suite comprising WC with concealed cistern, vanity unit wash hand basin and shower above panelled bath. Radiator, UPVC double glazed frosted window to the rear and tile effect vinyl flooring.



BATHROOM

OUTSIDE To the front of the property is an enclosed garden with driveway and a low maintenance gravelled garden. Gated access to the side of the property leads to the beautifully maintained, mature, rear garden comprising paved patio, lawned garden, pond and water feature, floral borders, timber shed, greenhouse, low maintenance gravelled area and a variety of mature trees and shrubs.



GARDENS

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TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is 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.

EPC GRAPH TO
FOLLOW