

# Cumbrian Properties

86 Newlaithes Avenue, Morton Park



**Price Region £127,500**

**EPC-C**

End-terraced property | Popular location  
1 reception room | 2 double bedrooms | 1 bathroom  
Generous gardens | Driveway & garage

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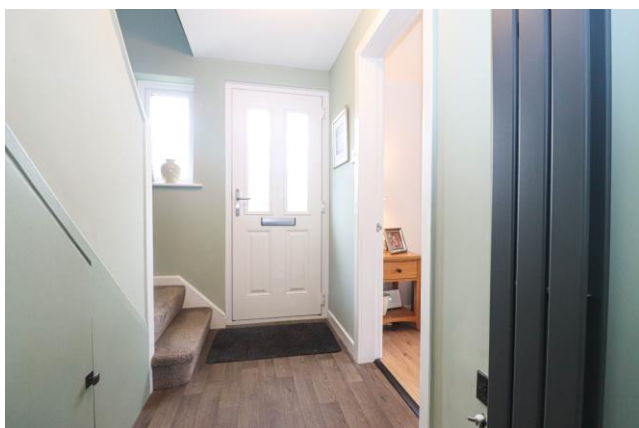
2/ 86 NEWLAITHES AVENUE, MORTON PARK, CARLISLE

A two double bedroom, end-terraced property with generous gardens, garage and driveway situated in a popular location to the west of the city. Well-presented and neutrally decorated throughout the property is double glazed and gas central heated and briefly comprises entrance hall, dining lounge with contemporary electric fire, kitchen, two double bedrooms and shower room. Externally, to the front of the property, there are generous lawned gardens and driveway parking for two vehicles leading up to the single garage with electric roller door. To the rear of the property there is access to a utility room with plumbing for a washing machine and space for tumble dryer, a secure paved garden with mature trees and raised flower beds and pedestrian access to the garage. Newlaithe Avenue is situated in close proximity to primary and secondary schools, local shops and bus stops and the popular Chances Park. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

**Composite front door into entrance hall.**

**ENTRANCE HALL** Doors to dining lounge and kitchen, staircase to the first floor, understairs storage cupboard, wood effect flooring, vertical radiator and double glazed frosted window.



ENTRANCE HALL

**DINING LOUNGE (18'3 max x 10'8)** Two double glazed windows, two radiators, wood effect flooring and wall mounted contemporary flame effect fire.



DINING LOUNGE

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**KITCHEN (11' max x 6'6 max)** Fitted kitchen incorporating an electric oven and grill, four ring hob with extractor hood above, one and a half bowl stainless steel sink with mixer tap, space for fridge freezer, wooden worksurfaces, wood effect splashbacks and flooring, ceiling spotlights, double glazed window and UPVC door to the rear garden.



KITCHEN

**FIRST FLOOR LANDING** Doors to both bedrooms and shower room, double glazed window and loft access.

**SHOWER ROOM (5'9 x 5')** Three piece suite comprising shower cubicle, wash hand basin and WC. Part tiled walls, wood effect flooring, double glazed frosted window and heated towel rail.



SHOWER ROOM

**BEDROOM 1 (14'8 x 8'6)** Built-in storage cupboard with ceiling spotlights and double glazed window to the front with radiator below.





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**BEDROOM 2 (11'7 max x 9' max)** Built-in wardrobe, double glazed window and radiator.



BEDROOM 2

**OUTSIDE** Generous lawned front garden incorporating mature trees and plants, driveway providing off-street parking for two vehicles and access to the garage. Paved rear garden incorporating mature trees, raised flower beds, outside tap, door to utility room, access to the garage and gate providing pedestrian access to the front of the property.

**GARAGE (26' x 10'9)** Electric roller door, storage area, light and power. The garage also has 32 amp power supply for power tools making this an ideal workshop.



GARDENS & GARAGE

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**UTILITY ROOM (11'4 x 4'3)** Plumbing for washing machine and space for tumble dryer, base units, combi boiler and double glazed window.

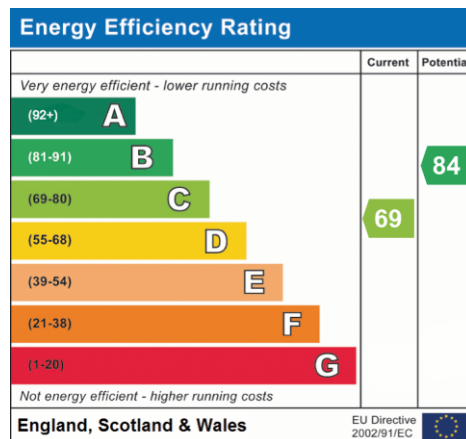


UTILITY ROOM

**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.





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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