

# Cumbrian Properties

14 Aballava Way, Burgh by Sands



**Price Region £240,000**

**EPC-B**

Detached bungalow | Popular village location  
1 reception room | 2 double bedrooms | 1 bathroom  
Beautiful rear garden with open aspect | Double drive

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## 2/ 14 ABALLAVA WAY, BURGH BY SANDS, CARLISLE

A neutrally decorated and well-presented, detached bungalow with two double bedrooms and well-established gardens enjoying an open aspect. Situated in the popular village of Burgh by Sands the property is located in a quiet cul-de-sac and briefly comprises entrance hall, bay-fronted dining kitchen with integrated appliances, lounge with French doors to the rear garden, two double bedrooms and four piece modern bathroom. Low maintenance lawned front garden and block paved driveway providing parking for two vehicles. To the rear of the property is a beautiful, well-established lawned garden with floral borders, greenhouse, potting shed and an open aspect.

Burgh is a popular village to the west of the city with its own church, school, pub and popular walks along the Cumbria Way. 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 kitchen, lounge, bedrooms and bathroom. Two cloaks cupboards, radiator and loft access.



ENTRANCE HALL

**LOUNGE (17' x 12')** Double glazed French doors to the rear garden, double glazed window to the side and radiator.



LOUNGE

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**KITCHEN (13'4 x 9'6)** Fitted kitchen incorporating an integrated fridge and freezer, integrated dishwasher, electric oven and five ring gas hob with extractor hood above, plumbing for washing machine, cupboard housing the combi boiler, stainless steel sink with mixer tap, double glazed bay window to the front, ceiling spotlights, under counter lighting, radiator and wood effect flooring.



KITCHEN

**BEDROOM 1 (12'7 x 10')** Radiator and double glazed window to the rear with beautiful views over the garden and an open aspect.



BEDROOM 1

**BEDROOM 2 (11' max x 10'5 max)** Double glazed window to the front and radiator.



BEDROOM 2



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**BATHROOM (9' max x 7'7 max)** Four piece suite comprising walk-in shower cubicle, panelled bath, WC and wash hand basin. Ceiling spotlights, part tiled walls, tiled flooring, heated towel rail and frosted glazed window.



BATHROOM

**OUTSIDE** Paved driveway to the front of the property providing parking for two vehicles along with a low maintenance lawned garden. To the rear of the property is a gorgeous, well-established, lawned garden with floral borders, gravelled patio seating area, potting shed, greenhouse and a stunning open aspect.



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.

