Cumbrian
PROPERTIES

220 Scalegate Road, Upperby, Carlisle

Price Region £120,000

EPC-C

Semi-detached | Popular residential area
1 reception rooms | 3 bedrooms | 1 bathroom
Parking | Gardens | Ideal first time buy

01228 599940
2 Lonsdale Street, Carlisle CA1 1DB
www.cumbrian-properties.co.uk
properties@cumbrian-properties.co.uk

2/ 220 SCALEGATE ROAD, UPPERBY, CARLISLE

An excellent opportunity for the first time buyer or equally suitable as a buy to let investment, a three bedroom semi-detached family home situated on this popular residential area of Upperby. The UPVC double glazed and gas central heated accommodation, offered for sale in good decorative order throughout, briefly comprises entrance hall, lounge, dining kitchen with French doors leading to the attractive rear garden. To the first floor are three bedrooms and a three piece modern bathroom suite. Driveway to the front and a rear lawned garden with flagged patio. The property overlooks the ever popular Hammonds Pond to the rear and is within close proximity to many local amenities including shops, schools and on a regular bus route to the city centre. Easy access to the M6 at J42. Sold with the benefit of no onward chain.

The double glazed and central heated accommodation with approximate measurements briefly comprises:

Entrance via a composite double glazed door into entrance hall.
ENTRANCE HALL Staircase to the first floor, radiator and glazed wooden door to lounge.

LOUNGE (14'6 max x 12') Living flame coal effect inset gas fire, UPVC double glazed bow window to the front elevation, radiator and glazed wooden door to dining kitchen.

LOUNGE

DINING KITCHEN (14'10 max x 8'9 max)
Kitchen - Fitted kitchen complete with wall and base units, complementary worksurfaces, tiled splashback and a single bowl stainless steel sink unit with mixer tap. Four burner gas hob with stainless steel splashback behind and extractor hood above.
Built in eye level electric oven, plumbing for washing machine or dishwasher, space for free standing fridge/freezer, T bar spotlight to ceiling, wood effect luxury vinyl flooring and UPVC double glazed window to the rear.
Dining area – UPVC double glazed French doors to the rear garden, wood effect luxury vinyl flooring, radiator and door to understairs storage/utility area.
UNDERSTAIRS STORAGE/UTILITY Plumbing for washing machine and space for a stacked on tumble dryer. Wall mounted gas combi boiler, UPVC double glazed frosted window to the side and wood effect vinyl flooring.

3/ 220 SCALEGATE ROAD, UPPERBY, CARLISLE

FIRST FLOOR LANDING Doors to bedrooms and bathroom. Loft access and UPVC double glazed window to the side elevation.

BEDROOM 1 (12'2 max x 8'10) Radiator and UPVC double glazed window to the rear elevation enjoying open green views towards Hammond Pond.

BEDROOM 1

BEDROOM 2 (12' x 8'7) Radiator and UPVC double glazed window to the front elevation.

BEDROOM 3 (9' max x 8'7) Radiator and UPVC double glazed window to the front elevation.

BEDROOM 3

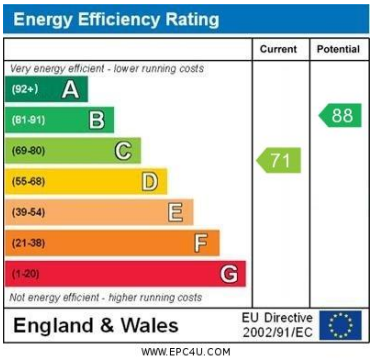
BEDROOM 2

BATHROOM A white three piece modern suite comprising panelled bath with mixer shower over, rainfall shower head and shower hose attachment., pedestal wash hand basin and low level WC. Part tiled walls, wood effect vinyl flooring, towel rail radiator, LED light and UPVC double glazed frosted window to the rear.

BATHROOM

OUTSIDE Low maintenance garden to the front laid with decorative stones providing off road arking area for up to two cars. A wooden gate at the side gives access to the rear of the property. Private rear lawned garden overlooking the back of Hammonds Pond. Gravelled area around the perimeter, raised flagged patio, timber shed and steps leading down to a lawned area.

REAR GARDENS

COUNCIL TAX BAND We are informed the property is in tax band A
TENURE We are informed the tenure is Freehold
SERVICES Mains water, gas and electricity are connected
VIEWING Cumbrian Properties ELA Ltd, 2 Lonsdale St, Carlisle Tel 01228 599940

VIEW TO THE REAR