

Cumbrian Properties

275 Durdar Road, Carlisle



Price Region £260,000

EPC-D

Semi-detached property | Driveway parking

2 receptions | 3 bedrooms | 1 bathroom

Landscaped rear garden with countryside views | Outbuilding

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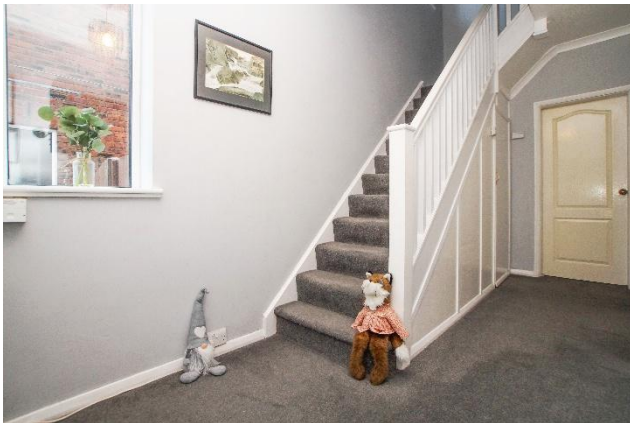
This well-presented three bedroom semi-detached property is an ideal family home benefitting from two reception rooms, off-street parking and stunning countryside views. The gas central heated and double glazed property briefly comprises entrance porch, entrance hall, bay window lounge, sitting room with French doors leading to the rear garden, kitchen with integrated appliances, utility room, cloakroom, rear porch and understairs storage. To the first floor there are three bedrooms, two of which are double with fitted storage to the master and a three piece family bathroom. Externally, to the rear of the property is a fenced and hedged landscaped garden with lawn and patio area enjoying stunning views over the countryside and further benefitting from a summer house and outbuilding with power and lighting (potential to be used as a workshop). To the front of the property is a mature lawned garden with trees, shrubs and gated driveway.

The accommodation with approximate measurements briefly comprises:

Entrance to the property leads into the entrance porch.

ENTRANCE PORCH (8'5 x 5') Double glazed UPVC windows to the front and to the side, frosted double glazed UPVC door to the entrance hall.

ENTRANCE HALL (16' x 7') Double glazed UPVC window to the side, radiator, coving to the ceiling, staircase to the first floor, understairs cupboard housing the gas boiler with a frosted double glazed UPVC window to the side and doors to the lounge, sitting room and kitchen.



ENTRANCE HALL

LOUNGE (12' x 12') Double glazed UPVC bay window to the front, radiator and coving to the ceiling.



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SITTING ROOM (13'5 x 12') Double glazed UPVC French doors to the rear garden, dado rail and coving to the ceiling.



SITTING ROOM

DINING KITCHEN (17' x 10') Fitted kitchen incorporating sink with mixer tap, freestanding oven and grill with five burner hob and extractor hood above, tiled splashback and eye-level integrated microwave. Double glazed UPVC windows to both sides, tile effect vinyl flooring and door to the utility room.



DINING KITCHEN

UTILITY ROOM (7' x 5') Frosted double glazed UPVC window to the side, plumbing for washing machine, tile effect vinyl flooring and doors to the cloakroom and rear porch.

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CLOAKROOM (5' x 3') Two piece suite comprising WC and sink basin with mixer tap and tile effect vinyl flooring.



UTILITY & CLOAKROOM

REAR PORCH (8' x 5'5) Frosted double glazed UPVC door to the side and double glazed UPVC windows to the rear and side.

FIRST FLOOR

LANDING Double glazed UPVC window to the side, coving to the ceiling and doors to three bedrooms and family bathroom.

BEDROOM 1 (13' x 10') Double glazed UPVC window to the front, radiator, coving to the ceiling and fitted wardrobes.



BEDROOM 1

BEDROOM 2 (13' x 11'5) Double glazed UPVC window to the rear and radiator.



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BEDROOM 3 (9'5 x 8'5) Double glazed UPVC window to the front and radiator.



BEDROOM 3

FAMILY BATHROOM (9' x 7') Three piece suite comprising WC, sink with mixer tap and shower over panelled bath. Tiled splashback, heated towel rail, tiled flooring, frosted double glazed UPVC window to the rear and **LOFT** access - fully boarded and lighting.



BATHROOM

OUTSIDE To the rear of the property is a fenced and hedged low maintenance garden with stunning views over the countryside comprising laid flagstone patio, laid shillies, timber summer house, gated access to the side of the property and outbuilding. To the front of the property is a low maintenance garden comprising lawn, laid shillies, mature trees, bushes and shrubs with driveway parking.

OUTBUILDING (19' x 7') Double glazed UPVC windows to the side and rear with power and lighting. Could be utilised as a workshop.



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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.

