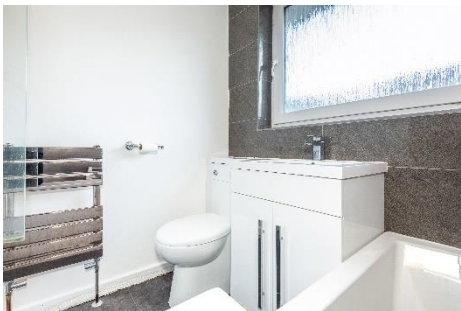


Cumbrian Properties

16 Chertsey Bank, Carlisle



Price Region £135,000

EPC-D

Semi-detached | Popular residential location
1 reception room | 3 bedrooms | 1 bathroom
Gardens | Ample driveway parking and garage

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2/ 16 CHERTSEY BANK, OFF LONDON ROAD, CARLISLE

This three bedroom semi-detached property briefly comprises of entrance hall, modern fitted kitchen, spacious dining lounge, three first floor bedrooms (two of which are doubles) and a recently fitted family bathroom. Access to part boarded loft. Ample driveway parking, single garage, front and rear gardens. This property would make an ideal family home or a first time buy. Chertsey Bank is situated just off London Road on a no-through road with easy access to the city centre and J42 of the M6 motorway.

The accommodation with approximate measurements briefly comprises:

UPVC double glazed door into entrance hall.

ENTRANCE HALL (10'4 x 6'2) Radiator, staircase to the first floor, understairs storage cupboard, coving to ceiling and doors to kitchen and lounge.



ENTRANCE HALL

KITCHEN (10' x 8'10) Fitted kitchen incorporating a granite effect sink and drainer with mixer tap, four burner gas hob with glass splashback and extractor above, electric oven and grill. Wood effect laminate flooring, double glazed window to the rear, coving to ceiling and radiator.



KITCHEN

3/ 16 CHERTSEY BANK, OFF LONDON ROAD, CARLISLE

LOUNGE (15'4 x 11'3) Double glazed window to the front, coving to ceiling, radiator, fireplace, two built in storage cupboards and door to the driveway.



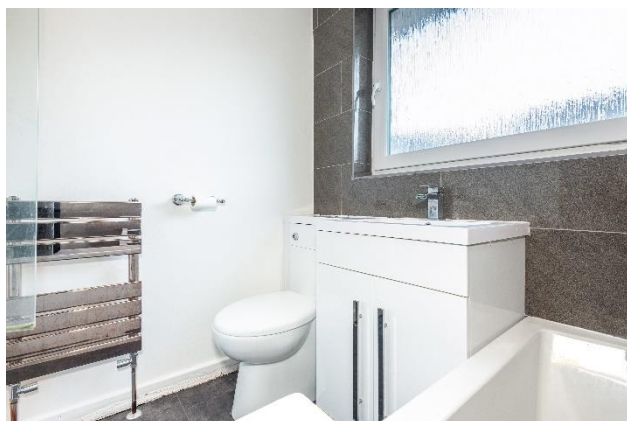
LOUNGE

FIRST FLOOR LANDING Double glazed window to the side, coving to ceiling and access via retractable ladders to part boarded loft space also housing the Baxi boiler. Doors to bedrooms and bathroom.



LANDING

BATHROOM (6' x 5'6) Wash hand basin, WC with enclosed cistern and shower over panelled bath. Double glazed frosted window to the rear, tiled splashbacks and tile effect vinyl flooring.



BATHROOM

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BEDROOM 1 (11' x 8'6) Double glazed window to the front, radiator, built in shelved storage cupboard and two built in shelved wardrobes.



BEDROOM 1

BEDROOM 2 (10'2 x 10'8) Double glazed window to the rear and radiator.



BEDROOM 2

BEDROOM 3 (6'6 x 5'8) Double glazed window to the front and radiator.



BEDROOM 3

OUTSIDE Lawned front garden and gated driveway to the side of the property providing ample off road parking leading to the garage. Gated access with steps down lead to a low maintenance garden with floral borders, laid shillies and flag stones to the front door. Outside water tap.

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REAR GARDEN

TENURE We are informed the tenure is Freehold

COUNCIL TAX We are informed the property is in 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	