

Cumbrian Properties

133 Lund Crescent, Currock



Price Region £110,000

EPC-D

Semi-detached house | Conservatory

1 reception room | 2 double bedrooms | 1 bathroom

Generous gardens & off-street parking | No onward chain

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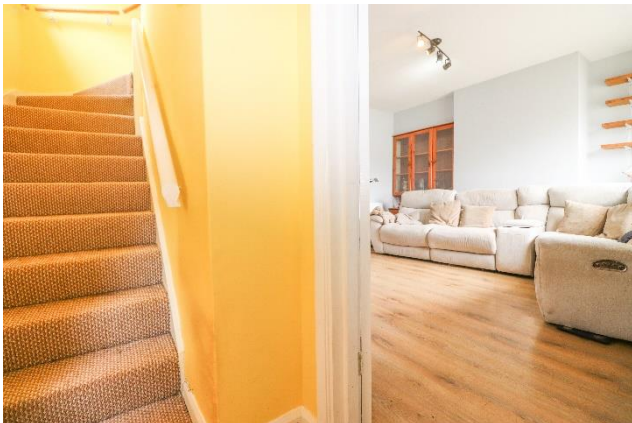
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This two double bedroom, realistically priced, semi-detached property, has generous gardens with an open aspect to the rear, and parking for two vehicles. Situated in a cul-de-sac location close to amenities, the property is double glazed, gas centrally heated, and has solar panels which heat the water. Comprising of an entrance hall, lounge with fitted storage, dining kitchen with range cooker(needs connected), utility room, ground floor cloakroom and conservatory with access to the rear garden. To the first floor, there are two double bedrooms with walk-in wardrobe to the master and a spacious three piece shower room with fitted storage. Externally, to the front of the property, there is off-street parking for two vehicles, and to the rear of the property, is a generous tiered garden, blank canvas for the new purchasers to put their own stamp on, with plenty of outside storage and an open aspect. The property would make an ideal first time buy or investment opportunity and is sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

Entry through UPVC front door into the entrance hall.

ENTRANCE HALL Doors to the lounge, staircase to the first floor, double glazed window and radiator.



ENTRANCE HALLWAY

LOUNGE (13' x 13') Double glazed window to the front, built in understairs storage cupboard, radiator, wood effect flooring and door leading to the dining kitchen.



LOUNGE

DINING KITCHEN (18' x 8'8) Fitted kitchen incorporating range style cooker with five burner hob(needs connected) and extractor hood above, 1.5 bowl sink unit with mixer tap and plumbing for dishwasher. Tiled splashbacks, panelled ceiling, tiled flooring, radiator, double glazed window to the rear, double glazed window to the side, and door to the rear hallway.



DINING KITCHEN

REAR HALLWAY Tiled flooring, access to the ground floor cloakroom, door to the utility, conservatory and UPVC door to the rear yard.

CLOAKROOM Two piece suite comprising wash hand basin and W/C, frosted glazed window, radiator and tiled flooring.

UTILITY Plumbing for washing machine, Worcester combi-boiler, tiled flooring, partially panelled walls, panelled ceiling and glazed door to the conservatory.



CLOAKROOM / UTILITY

CONSERVATORY (9'4 x 9') Double glazed windows and double glazed French door to the rear garden, Perspex roof, tiled flooring and electric heater.



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FIRST FLOOR

LANDING Doors to both bedrooms and bathroom, double glazed window and access to the loft.

BEDROOM 1 13' to the fitted wardrobes x 8'9) Walk-in wardrobe with lighting, double glazed window to the rear and radiator.



BEDROOM 1

BEDROOM 2 (13'3 x 8') Double glazed window to the front and radiator.



SHOWER ROOM (9'9 x 9'8) Three piece suite comprising walk-in shower cubicle, wash hand basin and W/C. Built in storage cupboard, fully tiled walls, panelled ceiling, frosted glazed window, wood effect flooring and radiator.



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OUTSIDE To the front of the property there is off-street parking for two vehicles, gate providing access to the rear of the property where there is a generous walled garden, patio seating area with an open aspect, two storage sheds and outside water supply.



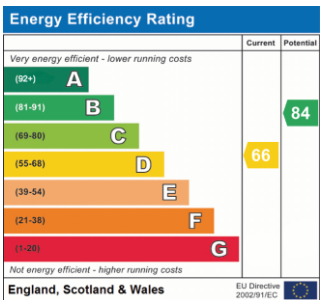
FRONT OF THE PROPERTY



REAR OF THE PROPERTY



REAR GARDEN



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.