

# Cumbrian Properties

## 18 Richmond Green, Carlisle



**Price Region £130,000**

**EPC-**

Semi-detached property | Outhouse & garage  
Open plan living | 3 bedrooms | 1 bathroom  
Low maintenance gardens | No through road



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This three bedroom semi-detached property is gas central heated and double glazed and briefly comprises entrance hall, open plan living dining lounge and kitchen with French doors leading to garden. To the first floor there are three bedrooms along with three piece family bathroom. Externally, the property has a low maintenance rear garden comprising laid flagstone patio and laid shillies, along with outhouse for additional storage which also has power. To the front of the property there is a garage with power, lighting and water supply. The property is situated to the west of Carlisle close to many amenities such as shops, schools, supermarkets and links to the Carlisle bypass.

The accommodation with approximate measurements briefly comprises:

Entrance to the property leads into the entrance hall.

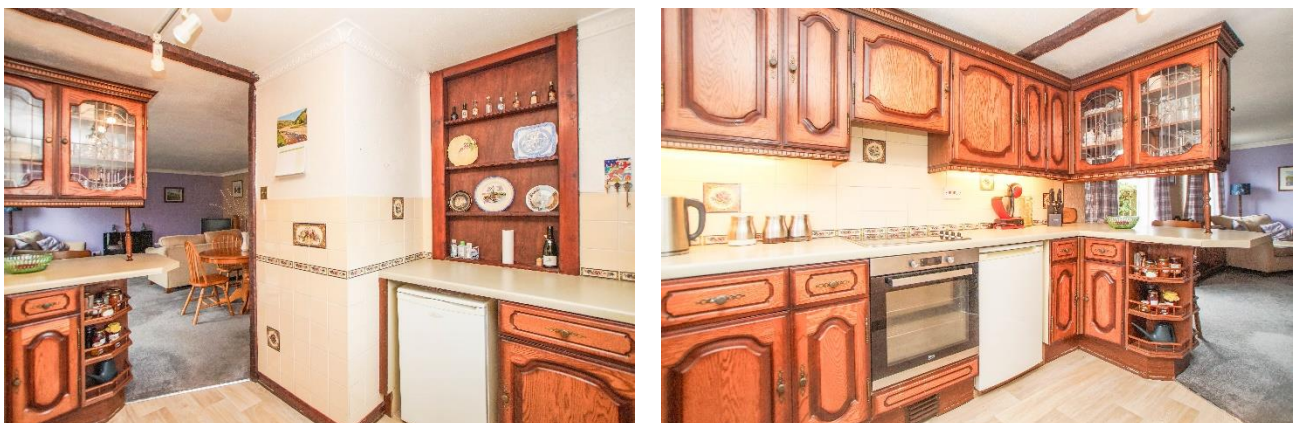
**ENTRANCE HALL (9' x 6')** Frosted double glazed full length window to the front, radiator, staircase to the first floor, built-in storage cupboard and door to the open plan living lounge, dining/kitchen



ENTRANCE HALL

## **OPEN PLAN LIVING/DINING/KITCHEN (29' x 16')**

**KITCHEN AREA** Fitted kitchen incorporating 1.5 bowl sink with mixer tap, electric oven & grill with four burner electric hob and extractor hood above, plumbing for washing machine. Tiled splashback, wood effect laminate flooring, exposed timber beams, coving to the ceiling, double glazed UPVC window to the front, breakfast bar style seating area.



KITCHEN

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**DINING/LOUNGE AREA** Coving to the ceiling, two radiators, wall mounted electric fire, double glazed UPVC windows to the side and double glazed UPVC sliding French doors to the garden, door to the understairs storage.



DINING LOUNGE

**FIRST FLOOR**

**LANDING** Dado rail, doors to the three bedrooms and bathroom.

**BEDROOM 1 (16' x 10')** Double glazed UPVC window to the side, coving to the ceiling and radiator.



BEDROOM 1

**BEDROOM 2 (12' x 9'5)** Double glazed UPVC window to the front and radiator.



BEDROOM 2



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**BEDROOM 3 (10' x 7')** Double glazed UPVC window to the side and radiator.



BEDROOM 3

**BATHROOM (9' x 6'5)** Three piece suite comprising WC, sink, corner bath with electric shower over the bath. Tile splashback, heated towel rail, tile effect vinyl flooring, frosted double glazed UPVC window to the front and panelled ceiling.



BATHROOM

**OUTSIDE** Low maintenance gated and fenced garden comprising laid shillies and flagstone patio, floral borders, external water tap, outhouse and garage.

**OUTHOUSE** Has power.

**GARAGE** Has light, power and water supply/plumbing for washing machine.

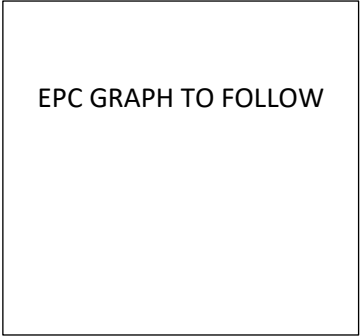


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**TENURE** We are informed the tenure is Freehold.

**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.



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