

Cumbrian Properties

1 Mcilmoyle Way, Denton Holme



Price Region **£170,000**

EPC-C

Three storey townhouse | Popular residential area
1 reception room | 3 bedrooms | 2 bathrooms
Landscaped garden | Drive and garage

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An immaculately presented three double bedroom, three storey townhouse with two bathrooms, landscaped garden, drive and garage. The double glazed and gas central heated accommodation comprises of cloakroom, first floor stunning lounge with French doors leading onto the balcony, kitchen with integrated appliances and staircase down to the landscaped garden. To the second floor there are three double bedrooms, en-suite to Master and a three piece bathroom. Externally there is off street parking at the front leading up to the single garage. To the rear is a beautiful landscaped garden incorporating artificial turf lawn, flagstone patio and home office/gym. Mcilmoyle Way is situated just on the outskirts of Denton Holme within easy walking distance of local shops and schools and just a 10 minute walk into the city centre.

The accommodation with approximate measurements briefly comprises:

Entry via composite door into entrance hall.

ENTRANCE HALL Staircase to the first floor, wood effect flooring, radiator, coving and door to cloakroom.

CLOAKROOM Two piece suite comprising of vanity unit wash hand basin and WC with concealed cistern. Part tiled walls, radiator and wood effect flooring.

FIRST FLOOR LANDING Doors to dining lounge and kitchen. Coving and staircase to the second floor.



CLOAKROOM



STAIRS/LANDING

DINING LOUNGE (21'4 x 10'6 max) Double glazed French doors leading onto balcony to the front of the property, double glazed windows to the rear and side elevations, two radiators, coving and wood effect flooring.



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KITCHEN (9'2 max x 8'2 max) Fitted kitchen incorporating a 1.5 bowl stainless steel sink unit with mixer tap, tiled splashbacks, Neff electric oven with four burner gas hob and extractor hood above. Integrated fridge/freezer and washing machine. Cupboard housing the Worcester combi boiler, under counter lighting, tile effect flooring, radiator, double glazed window and door leading to the steps to the rear garden.



KITCHEN

SECOND FLOOR LANDING Loft access and doors to bedrooms, bathroom and built in storage cupboard.

BEDROOM 1 (10'6 max x 9'2 max) Double glazed windows to the front, radiator and door to en-suite.



BEDROOM 1

EN-SUITE (6'9 max x 4'6) Three piece suite comprising of walk-in shower cubicle, WC and wash hand basin. Part tiled walls, tiled flooring, radiator and spotlights to ceiling.



EN-SUITE

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BEDROOM 2 (8' x 7'10) Double glazed window to the rear and radiator.



BEDROOM 2

BEDROOM 3 (8'2 x 6'6) Double glazed window to the rear and radiator.



BEDROOM 3

BATHROOM (8' x 6'2) Three piece suite comprising of shower over panelled bath, WC and wash hand basin. Part tiled walls, tile effect flooring, radiator, spotlights to ceiling and double glazed frosted window.



BATHROOM

OUTSIDE To the front of the property there is off street parking leading up to the single garage. To the rear is a decked staircase down to the generous garden incorporating artificial turfed lawn, flower beds, flag stone patio area and gate providing pedestrian access to the front of the property. Access to the garage with its own power and water supply. Access to the home office/gym.

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HOME OFFICE/GYM (9'2 x 8'2) Double glazed window overlooking the garden, spotlights to ceiling, wood flooring, wall mounted electric heater and built in storage.



REAR GARDEN

TENURE We are informed the tenure is Freehold

COUNCIL TAX We are informed the property is in tax band C

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+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

reasons to sell with us...

more than

455

properties listed in our
Carlisle office

more than

390

properties sold from
our Carlisle office

we sold

255

more properties than
our closest competitor

we have over

500

Google reviews with a
4.9/5 Google Rating

*UK Rightmove, Market Share Information
from 31/01/2023 - 31/01/2024, CA1 to CA8

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