

# Cumbrian Properties

## 27 Drumburgh Avenue, Carlisle



**Price Region £175,000**

**EPC-D**

End link | Open plan dining kitchen  
1 reception room | 3 bedrooms | 2 bathrooms  
Driveway | Front and rear gardens

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This three-bedroom end link property is fully double glazed and gas central heated and is situated in a popular residential area north of the city. The property briefly comprises of entrance hall, lounge, dining kitchen with integrated appliances and storeroom/games room. To the first floor are three bedrooms, master with en-suite shower room and family bathroom. Externally there is an easy to maintain rear garden with lawned area, wooden decking and laid flagstones. To the front is a driveway providing off street parking, and lawned area with shilled borders and laid flagstones. The property is close to schools, shops, gym and other amenities and a short distance from junction 44 of the M6 motorway.

The accommodation with approximate measurements briefly comprises:

Entry via double glazed door with frosted glass into the hallway.

**HALLWAY** Wood effect laminate flooring, radiator, door to lounge and staircase to the first floor.

**LOUNGE (14'6 x 11'5)** Wood effect laminate flooring, UPVC double glazed bay window to the front, coving and radiator. Gas fire with surround, access to understairs storage cupboard and leading through into dining kitchen.



LOUNGE

**DINING KITCHEN (22'7 x 9'3)** Fitted kitchen incorporating a ceramic sink with drainer with mixer tap, tiled splashbacks, four burner electric hob with extractor above. Built in eye level oven and grill, integrated dishwasher, fridge freezer and washing machine. UPVC double glazed window to the rear, radiator, wood effect flooring and UPVC double glazed French doors to the rear.



KITCHEN AREA

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DINING AREA

**STORE ROOM/GAMES ROOM (9'8 x 6'4)** Tile effect vinyl flooring, UPVC double glazed window and UPVC double glazed frosted door to the front.



STORE/GAMES ROOM

**FIRST FLOOR LANDING** UPVC double glazed window to the side, radiator, loft access and built in shelved storage cupboard which also houses the hot water cylinder. Doors to bedrooms and bathroom.

**FAMILY BATHROOM (6'2 x 6')** Three piece suit comprising wash hand basin with tiled splashback, W/C and panelled bath with shower above. Tiled effect vinyl flooring, radiator and UPVC double glazed frosted windows to the rear.



FAMILY BATHROOM

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**BEDROOM 1 (11'8 x 8'4)** UPVC double glazed window to the front, laminate flooring, radiator and door into en-suite shower room.

**EN-SUITE SHOWER ROOM (6'9 x 2'5)** Three-piece suite comprising of walk-in shower, W/C and sink unit with tiled splashback. Tile effect vinyl flooring and radiator.



BEDROOM 1

**BEDROOM 2 (8'7 x 8'10)** UPVC double glazed window to the rear, wood effect laminate flooring and radiator.



BEDROOM 2

**BEDROOM 3 (8'2 x 6'5)** UPVC double glazed window to the front, radiator and wood effect laminate flooring.



BEDROOM 3

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**OUTSIDE** To the rear is a fenced garden comprising of lawned area, wooden decked area, flagged patio, wooden garden shed and outside tap. Block paved pathway to the side providing access to the front and rear. To the front of the property there is off street parking, tarmac driveway and front garden with lawned area, shillied borders and flagged pathway.

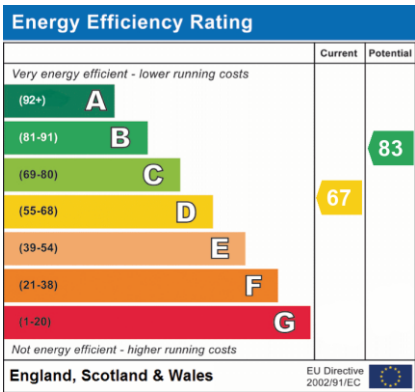


REAR GARDEN

**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.



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\*UK Rightmove, Market Share Information  
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