

Cumbrian Properties

16 Garsdale Drive, Carlisle



Price Region £270,000

EPC-B

Detached family home | Open aspect
1 reception | 3 bedrooms | 2 bathrooms
Dining kitchen & utility | Gardens & detached single garage

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2/ 16 GARSDALE DRIVE, CARLISLE

This immaculately presented, three bedroom, two bathroom, detached property offers spacious family living with an extensive rear garden and patio area. The accommodation briefly comprises entrance hall, cloakroom, lounge, dining kitchen with integrated appliances and French doors to the rear garden, and separate utility room. To the first floor there are three bedrooms, master en-suite shower room and family bathroom. Lawned front and rear gardens, drive and detached single garage, and an open aspect to the front and side. This beautiful family home is situated to the north of the River Eden in a popular residential area close to local amenities including shops, schools and excellent transport links.

The accommodation with approximate measurements briefly comprises:

Composite front door into the entrance hall.

ENTRANCE HALL Tiled flooring, double glazed window and staircase to the first floor. Doors to cloakroom, lounge and dining kitchen.

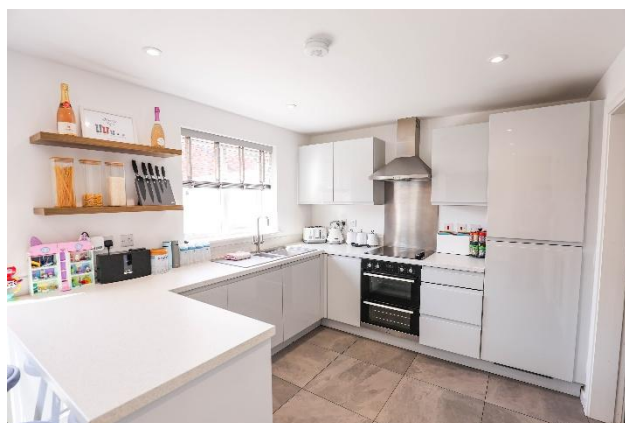
CLOAKROOM Two piece suite comprising WC & wash hand basin. Radiator & tiled flooring.

LOUNGE (13' x 12' max) Double glazed window, radiator & fireplace housing a gas fire.



LOUNGE

DINING KITCHEN (18' x 10' max) Fitted kitchen incorporating an enamel sink unit, electric oven and hob with stainless steel splashback and extractor hood above, integrated fridge and freezer. Ceiling spotlights, radiator, double glazed window, tiled flooring, double glazed French doors to the rear garden and door to utility room.

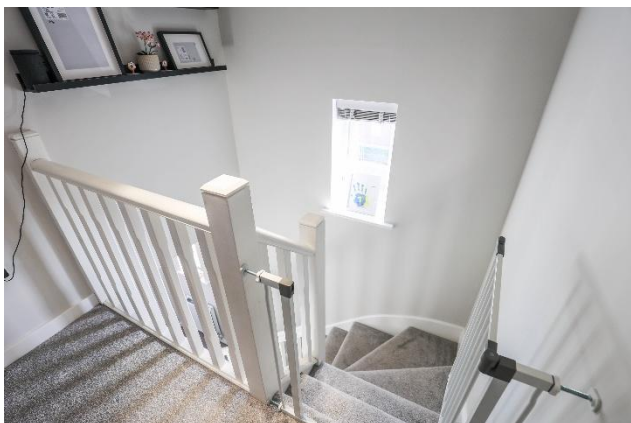


3/ 16 GARSDALE DRIVE, CARLISLE

UTILITY ROOM Plumbing for washing machine, boiler, storage cupboard and composite door to the rear.

FIRST FLOOR

LANDING Double glazed window, storage cupboard, loft access via a drop down ladder, doors to bedrooms and family bathroom.



LANDING

MASTER BEDROOM 1 (12' x 11' max) Double glazed window with open aspect, built-in cupboard and radiator.



MASTER BEDROOM

EN-SUITE SHOWER ROOM Three piece suite comprising shower cubicle, WC & wash hand basin. Electric heated towel rail, wood effect flooring & double glazed frosted window.



EN-SUITE SHOWER ROOM

4/ 16 GARSDALE DRIVE, CARLISLE

BEDROOM 2 (10' max x 9'5) Double glazed window and radiator.



BEDROOM 2

BEDROOM 3 (9'5 x 8'5) Double glazed window and radiator.

FAMILY BATHROOM (7' max x 6') Three piece suite comprising panelled bath, WC and wash hand basin. Frosted double glazed window, part tiled walls, radiator and wood effect flooring.



BEDROOM 3



FAMILY BATHROOM

OUTSIDE Lawned front garden with shrub border to the side, both with open aspects. Low maintenance lawned rear garden with an extensive paved patio area and pedestrian gate providing access to the drive & **DETACHED SINGLE GARAGE** with power & light.



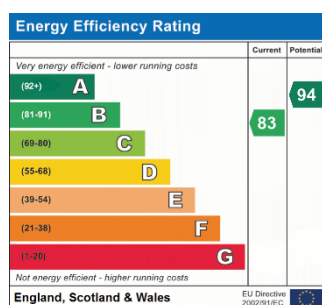
5/ 16 GARSDALE DRIVE, CARLISLE



VIEWS TO FRONT AND REAR

TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is Tax Band D.



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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