

Cumbrian Properties

63 Castlerigg Drive, Morton Park



Price Region £110,000

EPC-

Terraced property | Popular residential area
1 reception room | 2 bedrooms | No chain
Low maintenance gardens | Potential to extend

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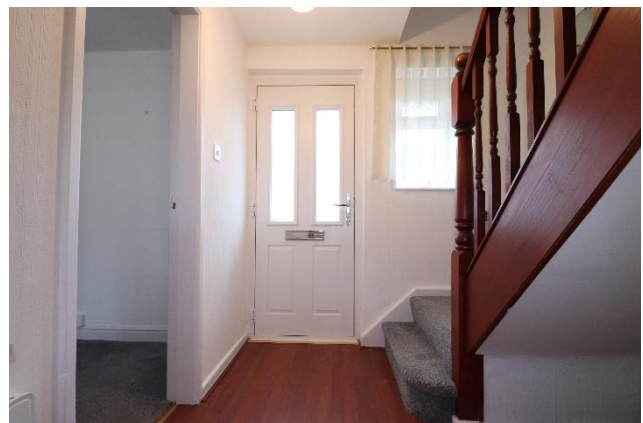
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This two double bedroom terraced property offers low maintenance gardens along with the potential to extend to the rear – subject to planning permission, and is situated in a quiet cul-de-sac location in a popular residential area to the west of the city. The property is double glazed with new external doors to the front, electrically heated and comprises of entrance hall, a spacious dining lounge with French doors to the rear garden, kitchen with built in storage and access to the side lane which provides a handy storage space along with access to the front and rear of the property. Two double bedrooms – both with fitted storage and a range of fitted wardrobes to the master, and a fully boarded three piece shower room. Externally the property has low maintenance gardens with the rear garden providing excellent potential to extend if required, subject to planning permission. The property would make an ideal first time buy or downsize, situated within easy walking distance of local amenities including shops, doctors surgery, schools, bus stops and pleasant park walks.

The accommodation with approximate measurements briefly comprises:

Entry via composite front door into entrance hall.

ENTRANCE HALL Staircase to the first floor, electric heater, double glazed window to the front, wood effect flooring, gas heater and doors to dining lounge and kitchen.



ENTRANCE HALL

DINING LOUNGE (18'7 x 11' max) Double glazed French doors leading out to the rear garden, double glazed window to the front, two electric heaters and gas fire.



DINING LOUNGE

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KITCHEN (9'8 max x 6'5 max) Fitted kitchen incorporating space for free standing cooker, plumbing for washing machine, stainless steel sink with mixer tap, tiled splashbacks, and space for full height fridge/freezer. Double glazed window to the rear, understairs storage cupboard, tile effect flooring and door leading to the side lane.



KITCHEN

SIDE LANE Access to both the front and rear of the property via UPVC doors, built in storage, power and lighting.

FIRST FLOOR LANDING Loft access and doors to bedrooms and shower room.

BEDROOM 1 (13' x 9') Built in storage cupboard, a range of fitted wardrobes and double glazed window to the front.



BEDROOM 1

BEDROOM 2 (11'9 max x 9'3 max) Two built in storage cupboards – one housing the hot water tank, and double glazed window to the rear.



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SHOWER ROOM (6'4 x 5'4) Three piece suite comprising of corner shower cubicle, wash hand basin and WC. Boarded walls, panelled ceiling with spotlights, tile effect flooring and double glazed frosted window.



SHOWER ROOM

OUTSIDE To the front of the property there is a low maintenance shillied garden which could easily be converted to provide off street parking. To the rear is a secure enclosed garden with lawn and flagstone patio seating area offering plenty of potential to extend subject to planning permission. Brick built outhouse with power and lighting.



REAR GARDEN

TENURE We are informed the tenure is Freehold

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

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EPC TO FOLLOW