

Cumbrian Properties

1 Redfern Court, Upperby



Price Region £187,000

EPC-

Semi-detached property | Popular residential area
1 reception room | 3 double bedrooms | Four piece bathroom
Two parking spaces & rear garden | No onward chain

01228 599940

2 Lonsdale Street, Carlisle CA1 1DB

www.cumbrian-properties.co.uk
properties@cumbrian-properties.co.uk

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An immaculately presented, three double bedroom, semi-detached property with four piece bathroom, 18' dining kitchen, low maintenance rear garden and driveway parking for two cars. The accommodation briefly comprises entrance hall, cloakroom, lounge and dining kitchen with integrated appliances and French doors to the rear garden. To the first floor there are three double bedrooms and a four piece bathroom. Low maintenance rear garden laid to artificial turf with paved patio and two parking spaces to the front of the property. Situated close to local amenities including shops, schools, public transport links and Hammonds Pond Park, this property is sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

Front door into entrance hall.

ENTRANCE HALL Radiator, wood effect laminate flooring, staircase to the first floor, doors to cloakroom and lounge.

CLOAKROOM Two piece suite comprising WC with concealed cistern and wash hand basin. Tiled splashbacks, radiator, tile effect vinyl flooring and UPVC double glazed frosted window to the front.

LOUNGE (18' x 14') UPVC double glazed window to the front, radiator, understairs storage cupboard and door to the dining kitchen.



ENTRANCE HALL

DINING KITCHEN (18' x 13') Fitted kitchen incorporating sink unit with mixer tap, integrated fridge and freezer, integrated dishwasher, electric oven and grill with four ring electric hob and extractor hood above, tile effect vinyl flooring, radiator, UPVC double glazed window and UPVC double glazed French doors to the rear garden.



DINING KITCHEN

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FIRST FLOOR

LANDING Doors to bedrooms and bathroom.

BEDROOM 1 (14' x 10') UPVC double glazed window to the front and radiator.



BEDROOM 1

BEDROOM 2 (16' x 10') UPVC double glazed window to the rear and radiator.



BEDROOM 2

BEDROOM 3 (13' x 7'5) UPVC double glazed window to the rear and radiator.



BEDROOM 3

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BATHROOM (9'5 x 7'5) Four piece suite comprising WC with concealed cistern, vanity unit wash hand basin, walk-in shower and panelled bath. UPVC double glazed frosted window to the front, tile effect vinyl flooring and heated towel rail.



BATHROOM

OUTSIDE Two allocated parking spaces to the front of the property along with a gravelled garden area and flower borders housing a variety of plants and shrubs. Low maintenance enclosed rear garden laid to artificial turf with paved patio, outside tap and gated access to the side.



REAR OF THE PROPERTY

EPC GRAPH TO
FOLLOW

TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is 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.