

# Cumbrian Properties

## 159 Glaramara Drive, Brackenleigh



**Price Region £210,000**

**EPC-C**

Detached property | Popular location  
1 reception room | 3 bedrooms | 2 bathrooms  
Low maintenance gardens | Detached garage

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A well-presented, three bedroom, detached family home with two bathrooms, single garage and low maintenance gardens. The double glazed and gas central heated accommodation briefly comprises entrance hall, lounge, cloakroom, spacious dining kitchen and utility room. To the first floor there are three bedrooms, master en-suite shower room and family bathroom. Lawned front garden, low maintenance stone chipped rear garden and single garage. Glaramara Drive is situated on the popular Brackenleigh estate close to excellent primary and secondary schools, local shops and regular bus routes to the city centre and west Cumbria.

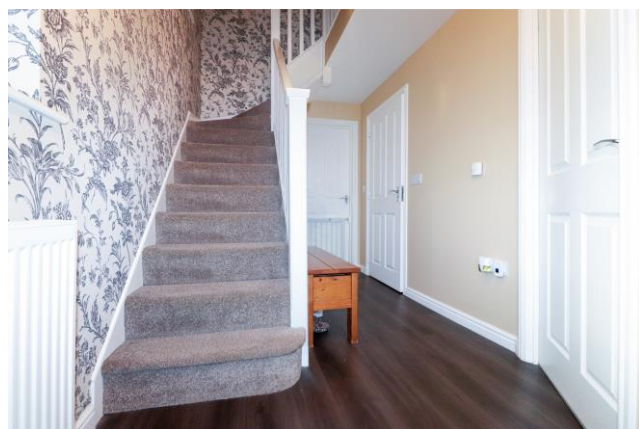
The accommodation with approximate measurements briefly comprises:

**Composite front door into entrance hall.**

**ENTRANCE HALL** Staircase to the first floor, understairs cupboard, radiator, double glazed window and wood effect flooring. Doors to lounge, cloakroom and dining kitchen.



ENTRANCE HALL



STAIRCASE

**LOUNGE (12'8 x 12')** Pebble effect electric fire, radiator and double glazed window.



LOUNGE

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**CLOAKROOM** Two piece suite comprising WC and wash hand basin. Wood effect flooring and radiator.

**DINING KITCHEN (17'8 x 9')** Fully fitted kitchen incorporating an electric oven and four ring gas hob with extractor hood above, one and a half bowl sink with mixer tap, integrated dishwasher and fridge freezer. Radiator, wood effect flooring, door to the utility room, double glazed window and double glazed patio doors to the rear garden.



DINING KITCHEN

**UTILITY ROOM** Combi boiler, plumbing for washing machine, space for tumble dryer, storage cupboards, wood effect flooring and composite door to the side.



UTILITY ROOM

**FIRST FLOOR LANDING** Double glazed window, loft access, storage cupboard, doors to bedrooms and bathroom.

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**BEDROOM 1 (12'5 max x 10'3 max)** Fitted wardrobes, double glazed window, radiator and door to the en-suite shower room.



BEDROOM 1

**EN-SUITE SHOWER ROOM** Three piece suite comprising tiled shower cubicle, wash hand basin and WC. Frosted window, radiator and wood effect flooring.



EN-SUITE SHOWER ROOM

**BEDROOM 2 (9' x 9')** Double glazed window with radiator below.



BEDROOM 2

**BEDROOM 3 (9' x 8')** Double glazed window with radiator below.

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**FAMILY BATHROOM (6'5 x 5')** Three piece suite comprising panelled bath, wash hand basin and WC. Part tiled walls, wood effect flooring, frosted window and radiator.



FAMILY BATHROOM

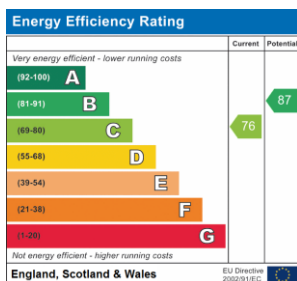
**OUTSIDE** Low maintenance lawned front garden with paved path to the front door. Low maintenance stone chipped rear garden with outside tap, outside power point and pedestrian access gate providing access to the **SINGLE GARAGE**.



**TENURE** We are informed the tenure is Freehold. Maintenance fee £120.00 per annum.

**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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\*UK Rightmove, Market Share Information  
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