

# Cumbrian Properties

8 Heysham Park Avenue, Carlisle



**Price Region £115,000**

**EPC-**

End terraced property | Popular location  
1 reception room | 2 bedrooms | 1 bathroom  
Generous rear garden | Driveway

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A well presented and spacious two double bedroom end terraced property with generous gardens, driveway parking and an open aspect. The double glazed and gas central heated accommodation, is neutrally decorated throughout, and comprises of entrance hall, lounge with patio doors leading out to the rear garden, dining kitchen, two first floor double bedrooms and a three piece modern bathroom. Externally there is a low maintenance gravelled garden to the front alongwith driveway parking and to the rear is a generous lawned garden with flag stone seating areas and garden shed. Situated to the west of the city in close proximity to local shops and schools, on regular bus routes to the city centre and with good access to the western bypass. This property would make an ideal first time buy and would also suit those looking to downsize.

The accommodation with approximate measurements briefly comprises:

Entry via UPVC door into entrance hall.

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



ENTRANCE HALL

**LOUNGE (18'7 max x 11' max)** Double glazed window to the front, pebble effect inset gas fire, coving and two ceiling roses, radiator, wood effect flooring and double glazed patio doors leading out to the rear garden.



LOUNGE

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**DINING KITCHEN (16'6 mx x 9'9 max)** Fitted kitchen incorporating an electric oven and four burner gas hob with extractor hood above, a 1.5 bowl stainless steel sink unit with mixer tap, plumbing for washing machine and space for an American style fridge/freezer. Two double glazed windows, radiator, wood effect flooring, understairs storage cupboard and UPVC door to the rear garden.



DINING KITCHEN

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

**BEDROOM 1 (15' x 8'10)** Double glazed window to the front, radiator and built in storage cupboard.



BEDROOM 1

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**BEDROOM 2 (11'10 x 9'5)** Double glazed window to the rear with an open aspect, radiator and two built in storage cupboards (one housing the combi boiler).



BEDROOM 2

**BATHROOM (6'4 x 5'5)** Three piece suite comprising of shower over panelled bath, WC and wash hand basin. Part tiled walls, panelled ceiling with spotlights, tile effect flooring, heated towel rail and double glazed frosted window.



BATHROOM

**OUTSIDE** To the front of the property is a low maintenance gravelled garden and driveway providing off street parking. Generous rear garden with lawn, flag stone patio seating area, garden shed and an open aspect.



REAR GARDEN

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VIEW TO THE REAR

**TENURE** We are informed the tenure is Freehold

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

**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.

EPC TO FOLLOW

reasons to sell with us...

more than

**455**

properties listed in our  
Carlisle office

more than

**390**

properties sold from  
our Carlisle office

we sold

**255**

more properties than  
our closest competitor

we have over

**500**

Google reviews with a  
4.9/5 Google Rating

\*UK Rightmove, Market Share Information  
from 31/01/2023 - 31/01/2024, CA1 to CA8

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