

Cumbrian Properties

5 Copper Way, Speckled Wood



Price Region £280,000

EPC-B

Detached property | South of the city
1 reception room | 4 bedrooms | 2 bathrooms
Front & rear gardens | Driveway parking & garage

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2/ 5 COPPER WAY, SPECKLED WOOD, CARLISLE

A four bedroom, two bathroom, detached property situated to the south of the city on the popular residential estate of Speckled Wood. The accommodation briefly comprises entrance hall, lounge, dining kitchen with integrated appliances and French doors to the rear garden, utility room and cloakroom. To the first floor there are three double bedrooms, master en-suite shower room, single bedroom, family bathroom and built-in storage on the landing. Front and rear lawned gardens, driveway parking and garage. Speckled Wood is situated close to an abundance of local amenities including shops, schools, supermarkets, pubs, restaurants, riverside walks and access to junction 42 of the M6 motorway.

The accommodation with approximate measurements briefly comprises:

Front door into entrance hall.

ENTRANCE HALL Door to the lounge, staircase to the first floor, radiator and tiled flooring.

LOUNGE (15'8 x 11') UPVC double glazed window to the front, radiator, wood effect laminate flooring and door to dining kitchen.



LOUNGE

DINING KITCHEN (18'7 x 11') Fitted kitchen incorporating a one and a half bowl sink unit with mixer tap, electric oven and grill, four ring gas hob with extractor hood above, integrated dishwasher, tiled flooring, radiator, understairs storage cupboard, UPVC double glazed window and UPVC double glazed French doors to the rear garden, and door to utility room.



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UTILITY ROOM (7' x 6') Fitted worksurface, plumbing for washing machine, radiator, gas boiler, composite door to the side and door to cloakroom.

CLOAKROOM Two piece suite comprising WC and wash hand basin. Tiled splashbacks, radiator and UPVC double glazed frosted window to the rear.



UTILITY ROOM



CLOAKROOM

FIRST FLOOR LANDING Loft access, built-in shelved and railed storage cupboard, doors to bedrooms and family bathroom.

BEDROOM 1 (13'5 x 11') UPVC double glazed window to the front, radiator, fitted wardrobe with mirror fronted sliding doors and door to the en-suite shower room.

EN-SUITE SHOWER ROOM (6' x 5'9) Three piece suite comprising walk-in shower cubicle, wash hand basin and WC. Heated towel rail, UPVC double glazed frosted window to the side and wood effect vinyl flooring.



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BEDROOM 2 (12' x 9'4) UPVC double glazed window to the front and radiator.



BEDROOM 2

BEDROOM 3 (10'4 x 9'4) UPVC double glazed window to the rear and radiator.



BEDROOM 3

BEDROOM 4 (8'6 x 7') UPVC double glazed window to the rear and radiator.

FAMILY BATHROOM (7' x 6'4) Three piece suite comprising panelled bath, WC and wash hand basin. Radiator, UPVC double glazed frosted window to the rear and wood effect laminate flooring.



FAMILY BATHROOM

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OUTSIDE To the front of the property is a lawned garden along with tarmac driveway providing off-street parking in front of the garage with up and over door. Enclosed rear garden with paved patio, gazebo, raised decked area, vegetable patch and outside tap.



REAR GARDEN

TENURE We are informed the tenure is Freehold.
Service charge approx. £130 per annum. Paid until January 2026.

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.

