

Cumbrian Properties

30 Keenan Road, Carlisle



Price Region £160,000

EPC-B

Semi-detached property | Driveway and gardens
1 reception room | 2 double bedrooms | 1 bathroom
Popular residential area | Remaining NHBC warranty

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2/ 30 KEENAN ROAD, CARLISLE

This immaculately presented two double bedroom semi-detached property benefits from the remainder of its NHBC warranty and is located in a popular residential area to the south of Carlisle, close to shops, schools, supermarkets, nature walks, and junction 42 of the M6. The property briefly comprises entrance hall, lounge, and a spacious dining kitchen with French doors leading to the rear landscaped garden, along with a ground floor cloakroom. To the first floor are two double bedrooms and a modern three-piece family bathroom. Externally, the property features a well-maintained rear garden with a patio area, tiered lawns, elevated floral borders, and gated side access. To the front, there is a driveway providing off-street parking, a low-maintenance lawn, floral borders, and decorative shillies.

The accommodation with approximate measurements briefly comprises:

Entrance to the property leads into the entrance hall.

ENTRANCE HALL (5' x 4'6) Radiator, staircase to the first floor and door to the lounge.

LOUNGE (15' x 10') Double glazed UPVC window to the front, radiator, access to understairs storage, through to the dining kitchen.



BEDROOM 1

DINING KITCHEN (13'4 x 8'7) Fitted kitchen incorporating electric oven & grill with four burner gas hob and extractor hood above, sink unit with mixer tap, plumbing for slimline dishwasher and washing machine. Tiled splashback, double glazed UPVC window and French doors to the rear garden, radiator, wood effect laminate flooring, cupboard housing the gas boiler. Off the kitchen is the cloakroom.

CLOAKROOM (5'5 x 3'2) Comprising W/C, sink unit, tiled splashback, radiator and wood effect laminate flooring.



DINING KITCHEN

3/ 30 KEENAN ROAD, CARLISLE



DINING KITCHEN



CLOAKROOM

FIRST FLOOR

LANDING Radiator and doors to all bedrooms and bathroom.

BEDROOM 1 (13'6 x 10') Double glazed UPVC window to the front and radiator.



BEDROOM 1



BEDROOM 2 (13' x 7'4) Double glazed UPVC window to the rear and radiator.



BEDROOM 2



4/ 30 KEENAN ROAD, CARLISLE

BATHROOM (8' x 6') Three piece suite comprising W/C, sink unit, panelled bath with shower overhead. Tiled splashback, radiator, frosted double glazed UPVC window to the rear and tile effect vinyl flooring.



BATHROOM

OUTSIDE To the rear of the property, there is a well presented low maintenance fenced garden comprising laid flagstone patio area, lawn, elevated floral borders with bushes and shrubs, shillied borders, water tap, composite shed and gate to the side. To the front, there is a tarmacked driveway, lawn, shillied borders and colourful flowerbeds.



REAR GARDEN



REAR OF THE PROPERTY



FRONT OF THE PROPERTY

6/ 30 KEENAN ROAD, CARLISLE

TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is Tax Band B.

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.

