

# Cumbrian Properties

## 195 Holmrook Road, Carlisle



**Price Region £185,000**

**EPC-**

Semi-detached bungalow | Popular residential area  
1 reception room | 2 bedrooms | Shower room  
Low maintenance gardens | Driveway and garage

01228 599940  
2 Lonsdale Street, Carlisle CA1 1DB

[www.cumbrian-properties.co.uk](http://www.cumbrian-properties.co.uk)  
[properties@cumbrian-properties.co.uk](mailto:properties@cumbrian-properties.co.uk)



## 2/ 195 HOLMROOK ROAD, CARLISLE

This two bedroom semi-detached bungalow is situated to the west of Carlisle in a cul-de-sac location. The double glazed and gas central heated accommodation briefly comprises of entrance hall, lounge, fitted kitchen, two bedrooms and shower room. The property also benefits from ample storage cupboards, front and rear gardens, driveway parking and garage. Sold with the benefit of no onward chain and is within close proximity of local amenities, shops and bus routes.

The accommodation with approximate measurements briefly comprises:

Entry via double glazed composite door into entrance hall.

**ENTRANCE HALL** Built in storage cupboard housing the boiler, doors to kitchen and lounge.

**KITCHEN (11' x 8'5)** Fitted kitchen incorporating sink unit with drainer and mixer tap, tiled splashbacks, plumbing for washing machine and free standing oven and grill with four burner gas hob and overhead extractor. Double glazed window to the side, built in shelved storage cupboard, radiator and double glazed composite door to the driveway.



KITCHEN

**LOUNGE (16'7 x 12'4)** Double glazed window to the front, radiator, gas fire with wood surround, coving and ceiling rose. Door to the inner hallway.

3/ 195 HOLMROOK ROAD, CARLISLE



LOUNGE

**INNER HALLWAY** Doors to bedrooms, shower room and built in shelved storage cupboard with radiator.

**SHOWER ROOM (6'6 x 5'5)** Three piece suite comprising low level WC, wash hand basin and electric shower in walk-in unit. Tiled splashbacks, radiator, coving to ceiling, tile effect vinyl flooring and double glazed frosted window to the side.



SHOWER ROOM

**BEDROOM 1 (13' x 9')** Double glazed window to the rear, radiator and built in shelved storage cupboard with hanging rail.



BEDROOM 1



4/ 195 HOLMROOK ROAD, CARLISLE

**BEDROOM 2 (9'8 x 7'9)** Double glazed window to the rear, radiator and built in shelved storage cupboard with hanging rail.



BEDROOM 2

**OUTSIDE** To the front of the property is a fence enclosed garden mainly laid to shillies with external water tap and floral borders with bushes and shrubs. Driveway parking to the side leads up to the garage with up and over door, power and lighting. Fence enclosed rear garden with flagstone patio area, laid shillies and floral borders with bushes and shrubs.



REAR GARDEN



SIDE DRIVE AND GARAGE

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

**COUNCIL TAX** We are informed the property is in 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.

EPC TO FOLLOW