

# Cumbrian Properties

9 Cammock Avenue, Carlisle



**Price Region £178,000**

**EPC-E**

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

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This two double bedroom semi-detached bungalow is situated in a quiet location just off Brisco Road with low maintenance gardens, generous driveway and detached garage. The double glazed and gas central heated accommodation comprises entrance hall, lounge, bathroom, fitted kitchen and two double bedrooms. The property is ideally suited to someone who would like to put their own stamp on their new home. Situated on the outskirts of Upperby with local amenities close by and regular bus routes to city centre and only a 5 minute drive from J42 of the M6 motorway.

The accommodation with approximate measurements briefly comprises:

**UPVC double glazed door into entrance hall.**

**ENTRANCE HALL (21'4 x 4'8)** Radiator, built in shelved storage cupboard and access to part boarded loft space which also houses the boiler (serviced within the last 6 months). Doors to all rooms.



ENTRANCE HALLWAY

**FAMILY BATHROOM (7' x 5'2)** Three piece bathroom suite comprising electric shower over panelled bath, vanity unit wash hand basin and low level WC. Tiled walls, radiator and double glazed frosted window to the side.



BATHROOM

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**LOUNGE (17'2 x 10'7)** Double glazed window to the front, radiator, coving to ceiling and gas fire.



LOUNGE

**KITCHEN (13' x 7'5)** Fitted kitchen incorporating a stainless steel sink with drainer and mixer tap, plumbing for washing machine and free standing electric cooker. Double glazed window and double glazed door to the side.



KITCHEN

**BEDROOM 1 (11'5 x 10'7)** Double glazed window to the rear and radiator.



BEDROOM 1

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**BEDROOM 2 (10'8 x 8'3)** Double glazed window to the rear and radiator.



BEDROOM 2

**OUTSIDE** To the side of the property is a driveway providing ample parking leading to the detached single garage with up and over door, power and light. Gated access to the low maintenance rear garden mainly laid to shillies with block paved pathway, outside tap, patio area and floral borders.



REAR GARDEN

**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.

