

Cumbrian Properties

50 Brantwood Avenue, Harraby



Price Region £150,000

EPC-C

Semi-detached property | Conservatory
1 reception room | 3 double bedrooms | Extended kitchen
Low maintenance gardens | Off-street parking

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2/ 50 BRANTWOOD AVENUE, HARRABY, CARLISLE

A three double bedroom, extended, semi-detached property with low maintenance gardens and off-street parking. Situated in a popular location the double glazed and gas central heated property provides a spacious family home. Off the entrance hall is an 18' lounge with patio doors leading into the light and airy conservatory. There is a recently fitted, stylish kitchen providing plenty of storage and access to the front of the property. To the first floor there are three double bedrooms with fitted storage to two and a fully tiled three piece bathroom. The front of the property provides off-street parking for two vehicles with the security of electronic gates. The rear of the property is laid to stone chippings and paving providing plenty of space for outdoor seating to relax and enjoy the outdoors without too much maintenance. There are also two storage sheds, external power sockets and water supply. Located within easy access of the local shops and schools of Harraby, on regular bus routes to the city centre and with good access to the M6 at junctions 42 and 43.

The accommodation with approximate measurements briefly comprises:

Composite front door into entrance hall.

ENTRANCE HALL Doors to lounge and dining kitchen, staircase to the first floor, radiator, double glazed window, wood effect flooring and coving.



ENTRANCE HALL

LOUNGE (18'6 max x 10'9 max) Coal effect gas fire on a tiled hearth with wooden surround, double glazed window to the front, double glazed patio doors to the conservatory, radiator, coving and wood effect flooring.



LOUNGE

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LOUNGE

CONSERVATORY (15' x 11') Perspex roof, electric heater, double glazed windows and double glazed French doors to the rear garden.



CONSERVATORY

DINING KITCHEN (17'9 max x 15'5 max) Newly fitted kitchen incorporating an electric oven and four ring hob with extractor hood above, sink unit with mixer tap, cupboards housing the washing machine and tumble dryer, brick effect tiled splashbacks, coving, two double glazed windows and UPVC door to the conservatory, composite door to the front, two radiators, coving and tiled flooring.



DINING KITCHEN

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FIRST FLOOR

LANDING Loft access, doors to bedrooms and bathroom.

BEDROOM 1 (14'8 x 8'6) Built-in storage cupboard, double glazed window to the front and radiator.



BEDROOM 1

BEDROOM 2 (11'5 x 9') Two built-in storage cupboards – one housing the combi boiler, double glazed window to the rear and radiator.



BEDROOM 2

BEDROOM 3 (12' max x 7'9 max) Double glazed windows to the front and rear and radiator.



BEDROOM 3

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BATHROOM (6' x 5') Three piece suite comprising shower above panelled bath, wash hand basin and WC. Fully tiled walls, panelled ceiling, radiator, frosted glazed window and tile effect flooring.



BATHROOM

OUTSIDE Driveway parking for two vehicles to the front of the property with electronic gates. Generous low maintenance rear garden laid to stone chippings and paving with external power sockets, two storage sheds and outside water supply.



REAR GARDEN



REAR OF THE PROPERTY

TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is 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.

