

# Cumbrian Properties

## 184 Yewdale Road, Sandsfield Park



**Price Region £135,000**

**EPC-**

Semi-detached property | No onward chain  
1 reception room | 2 bedrooms | Popular location  
Low maintenance gardens | Driveway & detached garage

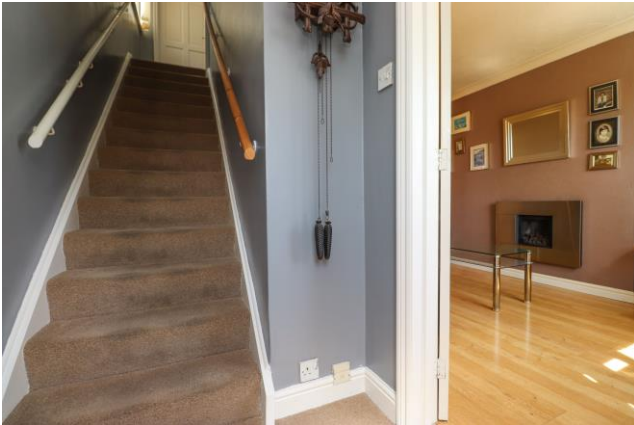
## 2/ 184 YEWDAL ROAD, SANDSFIELD PARK, CARLISLE

This two bedroom, semi-detached property is situated in a popular location in Sandsfield Park to the west of the city. The property is double glazed and gas central heated and briefly comprises entrance hall, spacious lounge leading to the kitchen with built-in pantry and access to the rear garden. To the first floor there are two bedrooms, one with fitted wardrobes, three piece bathroom and access to a fully boarded loft via a drop down ladder. To the front of the property there is a lawned garden and driveway parking and to the rear of the property there is a low maintenance paved garden which catches the sun all afternoon and evening along with a detached garage with power supply. The property would make an ideal first time buy and is sold with no onward chain. With amenities on your doorstep including primary schools, local shops, park walks, regular buses to the city centre and good access to the western bypass.

The accommodation with approximate measurements briefly comprises:

**UPVC front door into entrance hall.**

**ENTRANCE HALL** Door to lounge and staircase to the first floor.



ENTRANCE HALL

**LOUNGE (16' max x 9'9 max)** Double glazed window to the front, coal effect gas fire, wood effect flooring, coving to the ceiling and door to kitchen.



ENTRANCE HALL

**KITCHEN (14' x 7')** Fitted kitchen incorporating an electric oven and four ring gas hob with extractor hood above, one and a half bowl sink unit with mixer tap, plumbing for washing machine, space for under counter appliance, built-in pantry with electrical socket, panelled ceiling, tile effect flooring, double glazed window to the rear, radiator, cupboard housing the combi boiler and UPVC door to the side.

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KITCHEN

## FIRST FLOOR

LANDING Doors to bedrooms and bathroom, built-in storage cupboard, double glazed window and access to the fully boarded loft via a drop down ladder.



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BEDROOM 1 (13'8 max x 11'4 max) Double glazed window to the front and radiator.



BEDROOM 1

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**BEDROOM 2 (10' x 7')** A range of fitted bedroom furniture, double glazed window to the rear and radiator.



BEDROOM 1

**BATHROOM (6'3 x 5'5)** Three piece suite comprising shower above panelled bath, wash hand basin and WC. Fully tiled walls, wood effect flooring, frosted glazed window, coving to the ceiling and radiator.



BATHROOM

**OUTSIDE** Low maintenance lawned front garden and driveway providing off-street parking for two/three vehicles. To the rear of the property is a low maintenance paved garden with greenhouse, outside water supply and good size detached garage.

**DETACHED GARAGE (25'9 x 11')** Power supply.



REAR GARDEN

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REAR OF THE PROPERTY

**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.

EPC GRAPH TO FOLLOW