

# Cumbrian Properties

## 113 Berkeley Grange, Carlisle



**Price Region £150,000**

**EPC-C**

Semi-detached | Popular residential area  
1 reception room | 2 bedrooms | 1 bathroom  
Landscaped 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/ 113 BERKELEY GRANGE, OFF NEWTOWN ROAD, CARLISLE

An immaculately presented and neutrally decorated two bedroom semi-detached property situated just off Newtown Road with the benefit of landscaped gardens and garage. The double glazed and gas central heated accommodation briefly comprises of entrance hall, lounge with gas fire and open staircase to the first floor, fitted kitchen with pantry, two first floor bedrooms and a three piece family bathroom. Externally the property has a fence enclosed landscaped garden with gated access to the front and also benefits from driveway parking, detached garage with power and light and a wrap around mature landscaped front garden with generous lawned area, laid shillies and tree and shrub borders. The property is in a move-in condition and would certainly appeal to first time buyers and is also in close proximity to an abundance of amenities, Carlisle by-pass and the Cumberland Infirmary.

The accommodation with approximate measurements briefly comprises:

Entry via UPVC double glazed door into entrance hall.

**ENTRANCE HALL** Radiator, coving to ceiling and doors to kitchen and lounge.

**LOUNGE (13' x 12'5)** Double glazed window to the side, radiator, open staircase to the first floor, coving to ceiling and fireplace with gas fire.



LOUNGE

**KITCHEN (11'2 x 9'2)** Fitted kitchen incorporating sink with drainer and mixer tap, electric oven and grill, four burner electric hob with overhead extractor, tiled splashbacks and plumbing for washing machine. Radiator, double glazed window to the side, tile effect laminate flooring and fitted storage cupboard housing the Baxi gas boiler.



KITCHEN

3/ 113 BERKELEY GRANGE, OFF NEWTOWN ROAD, CARLISLE

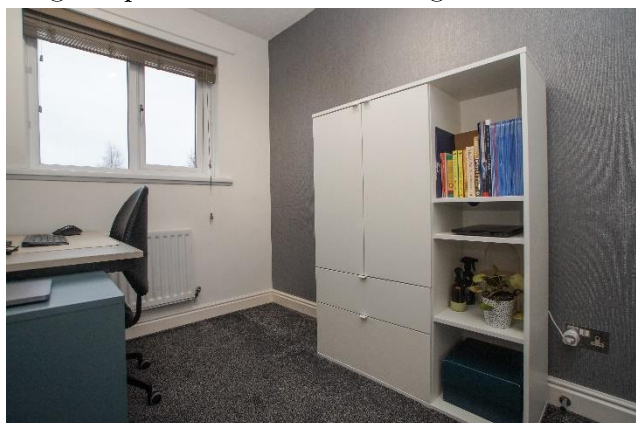
**FIRST FLOOR LANDING** Double glazed window to the front, radiator, loft access and doors to bedrooms and bathroom.

**BEDROOM 1 (13'2 x 9'10)** Double glazed window to the front and radiator.



BEDROOM 1

**BEDROOM 2 (9'5 x 6'9)** Double glazed window to the side, radiator and two shelved storage cupboards – one housing the hot water tank.



BEDROOM 2

**BATHROOM (6'5 x 6')** Three piece suite comprising wash hand basin, low level WC and electric shower over panelled bath. Tiled splashbacks, heated towel rail, wood flooring and double glazed frosted window to the side.



BATHROOM

4/ 113 BERKELEY GRANGE, OFF NEWTOWN ROAD, CARLISLE

**OUTSIDE** The property is set on a generous corner plot with mature front garden incorporating a laid flagstone pathway, lawned area, laid shillies, floral borders, trees and shrubs. A driveway leads up to the detached garage with power and lighting. To the side is a fence enclosed landscaped garden with porcelain flagstone patio, shillied borders, external water tap and gated access to the side.



REAR EXTERNAL

**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.

