

# Cumbrian Properties

39 Beaver Road, Belle Vue



**Price Region £200,000**

**EPC-**

Semi-detached property | Conservatory  
1 reception room | 3 bedrooms | 1 bathroom  
Gardens, drive & parking | No onward chain

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A fantastic opportunity to purchase a spacious, three bedroom, bay-fronted, semi-detached property located in a popular residential location to the west of the city. Double glazed and gas central heated the property has a spacious entrance hall with understairs storage, bay-fronted lounge with gas fire, dining kitchen with integrated appliances and walk-in pantry and conservatory. To the first floor there are three bedrooms, all with fitted wardrobes, and a four piece family bathroom. Externally there is a lot to offer with off-street parking for up to three vehicles along with a single garage, lawned front garden and a generous, low maintenance paved rear garden backing onto the very popular primary school. Beaver Road is situated within walking distance of local amenities including shops and schools, regular bus routes to the city centre and excellent access to the western bypass. The property would suit families and couples alike and is sold with benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

**UPVC front door into the spacious entrance hall.**

**ENTRANCE HALL** Doors to lounge and dining kitchen, staircase to the first floor, understairs storage cupboard, double glazed window, coving to the ceiling and radiator.



ENTRANCE HALL

**LOUNGE (18' max into bay window x 12'4 max)** Coal effect gas fire set in a brick fireplace, double glazed bay window, radiator, picture rail and coving to the ceiling.



LOUNGE

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**DINING KITCHEN (19'9 max x 8' max)** Fitted kitchen incorporating an electric oven and grill, four ring hob with extractor hood above, one and a half bowl sink unit with mixer tap, plumbing for washing machine, integrated dishwasher and fridge. Tiled flooring, walk-in pantry, panelled ceiling with spotlights, two double glazed windows, radiator and UPVC door to the rear garden.



DINING KITCHEN

**FIRST FLOOR LANDING** Doors to bedrooms and bathroom. Double glazed window and access to the part boarded loft.

**BEDROOM 1 (14' max into bay window x 9' max to fitted wardrobes)** A range of mirror fronted wardrobes, double glazed window and radiator.



BEDROOM 1

**BEDROOM 2 (12' x 9' to fitted wardrobes)** A range of fitted wardrobes, double glazed window and radiator.



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**BEDROOM 3 (8' x 8')** Built-in mirror fronted wardrobes, double glazed window and radiator.



BEDROOM 3

**BATHROOM (8' x 8')** Four piece suite comprising walk-in shower cubicle, panelled bath, wash hand basin and WC. Part tiled walls, tiled flooring, two double glazed frosted windows, panelled ceiling and radiator.



BATHROOM

**OUTSIDE** Lawned front garden with floral borders and a block paved driveway providing parking for three vehicles leading up to the garage with power supply. To the rear of the property is a low maintenance paved garden, backing onto the primary school, and access to the conservatory and brick-built outhouse, housing the boiler, with power and water supply.



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**CONSERVATORY (14'5 x 9'9)** Perspex roof, double glazed windows and tiled flooring.



CONSERVATORY

**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 TO FOLLOW

