

Cumbrian Properties

130 Garrett Way, Carlisle



Price Region £190,000

EPC-B

Semi-detached property | Sought after location
1 reception | 3 bedrooms | 1 bathroom
Gardens & driveway | No onward chain

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2/ 130 GARRETT WAY, OFF KINGSTOWN ROAD, CARLISLE

This well-presented three-bedroom semi-detached property, located to the north of Carlisle and offered for sale with no onward chain, briefly comprises an entrance hall, dining kitchen, cloakroom, and a lounge with French doors opening onto the rear garden. To the first floor there are three bedrooms, two of which are doubles, along with a three-piece family bathroom. Externally, the rear of the property features a low-maintenance lawned garden, while the front boasts a tarmacked and shillied driveway providing ample off-street parking for multiple vehicles, together with a low-maintenance lawned garden with laid shillies, an external water tap, and a flagstone path. The property is conveniently situated close to Kingstown Industrial Estate, shops, supermarkets, a post office, and many other local amenities, as well as offering excellent transport links to the Carlisle bypass, Junction 44 of the M6, and the A69.

The accommodation with approximate measurements briefly comprises:

Entrance to the property leads into the entrance hall.

ENTRANCE HALL Radiator, wood effect laminate flooring, staircase to the first floor and door to the dining kitchen.

DINING KITCHEN (17' x 11') Fitted kitchen incorporating sink with mixer tap, electric oven and grill, four ring electric hob with aluminium splashback and extractor hood above, plumbing for washing machine and fitted storage cupboard. Double glazed UPVC window to the front and to the side, radiator, wood effect laminate flooring and doors leading to cloakroom and lounge.



DINING KITCHEN

3/ 130 GARRETT WAY, OFF KINGSTOWN ROAD, CARLISLE

CLOAKROOM (5'5 x 3') Two piece suite comprising WC and wash hand basin with mixer tap. Tiled splashback, radiator and wood effect laminate flooring.

LOUNGE (13'5 x 11'5) Radiator, double glazed UPVC window to the rear and double glazed UPVC French doors to the rear garden.



LOUNGE

FIRST FLOOR

LANDING Radiator and doors to three bedrooms and bathroom.

BEDROOM 1 (13'5 x 9') Double glazed UPVC windows to the front and radiator.



BEDROOM 1

BEDROOM 2 (13' x 7') Double glazed UPVC window to the rear and radiator.



4/ 130 GARRETT WAY, OFF KINGSTOWN ROAD, CARLISLE

BEDROOM 3 (10' x 6') Double glazed UPVC window to the rear and radiator.



BEDROOM 3

FAMILY BATHROOM (8' x 6') Three piece suite comprising WC, wash hand basin with mixer tap, panelled bath with shower over the bath. Tiled splashback, radiator, frosted double glazed UPVC window to the side and tile effect vinyl flooring.



BATHROOM

OUTSIDE To the rear of the property is a lawned and fenced low maintenance garden along with laid shillies and flagstones. To the side of the property is a shillied driveway. To the front of the property is a low maintenance lawned garden with shillied borders, external water tap and laid flagstone path.

TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is Tax Band C.

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.