

# Cumbrian Properties

13 Holmes Avenue, Currock



**Price Region £125,000**

**EPC-C**

Mid-terraced property | Immaculately presented  
1 reception room | 3 bedrooms | First floor bathroom  
Landscaped rear garden | Driveway parking

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## 2/ 13 HOLMES AVENUE, CURROCK, CARLISLE

An immaculately presented, neutrally decorated, three bedroom, mid-terraced property with driveway parking and landscaped rear garden. The double glazed and gas central heated accommodation briefly comprises entrance hall, lounge, modern fitted dining kitchen and cloakroom. To the first floor there are two double bedrooms, single bedroom and bathroom. Gravelled driveway parking to the front of the property and landscaped low maintenance rear garden. Situated in close proximity to an abundance of amenities including schools, the popular Hammonds Pond and transport links.

The accommodation with approximate measurements briefly comprises:

**UPVC double glazed front door into entrance hall.**

**ENTRANCE HALL** Wood effect laminate flooring, radiator, coving to the ceiling, ceiling rose, staircase to the first floor and door to lounge.

**LOUNGE (14'4 x 12')** UPVC double glazed window to the front, radiator, coving to the ceiling, ceiling rose, fireplace housing an electric fire, understairs storage cupboard and door to dining kitchen.



LOUNGE

**DINING KITCHEN (14'8 x 9')** Recently fitted modern kitchen incorporating a one and a half bowl sink unit with mixer tap, four ring gas hob with glass splashback and extractor hood above, eye-level oven and grill, eye-level microwave, plumbing for washing machine, panelled splashbacks, wood effect laminate flooring, radiator, UPVC double glazed window and UPVC double glazed frosted door to the rear. Door to cloakroom.



DINING KITCHEN

3/ 13 HOLMES AVENUE, CURROCK, CARLISLE

**CLOAKROOM (9'5 x 2'6)** WC, UPVC double glazed frosted window to the rear, wood effect laminate flooring and panelled walls with shelving.



CLOAKROOM

## **FIRST FLOOR**

**LANDING** Ceiling rose, doors to bedrooms and bathroom.

**BEDROOM 1 (12' x 8'6)** UPVC double glazed window to the front, radiator, ceiling rose and coving.



BEDROOM 1

**BEDROOM 2 (12' x 9')** UPVC double glazed window to the rear, radiator, fitted shelved storage cupboard housing the Worcester boiler and access to the loft via pull-down ladders.



BEDROOM 2



4/ 13 HOLMES AVENUE, CURROCK, CARLISLE

**BEDROOM 3 (9' x 8'7)** UPVC double glazed window to the front, radiator and ceiling rose.



BEDROOM 3

**BATHROOM (8'9 x 5'4)** Three piece suite comprising shower above panelled bath, WC and vanity unit wash hand basin. Panelled walls, heated towel rail and wood effect laminate flooring.



BATHROOM

**OUTSIDE** Low maintenance gravelled front garden providing off-street parking. Enclosed, low maintenance, landscaped, tiered rear garden incorporating paved areas, raised flower beds, gravelled borders, Astro turf and gated dog run.



REAR GARDEN

5/ 13 HOLMES AVENUE, CURROCK, CARLISLE

**TENURE** We are informed the tenure is Freehold

**COUNCIL TAX** We are informed the property is in 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.

