

Cumbrian Properties

22 Broadoaks Grange, Carlisle



Price Region £125,000

EPC-

Semi-detached | Popular residential location
1 reception room | 2 bedrooms | 1 bathroom
Front and rear gardens | Driveway for 2 cars

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Situated in a quiet cul-de-sac location this well presented and spacious two double bedroom semi-detached property offers modern kitchen and bathroom, low maintenance gardens and driveway parking. The double glazed and gas central heated accommodation briefly comprises entrance porch, entrance hall, a modern kitchen and lounge with open staircase to the first floor. To the first floor there are two double bedrooms and a three piece bathroom. Low maintenance front lawned garden and driveway parking for 2 cars. To the rear of the property is an easy to maintain garden laid to stone chippings with patio seating area and garden shed. Located within close proximity to local shops, supermarkets and schools and in an excellent location for access to the city centre and Junction 43 of the M6 and the A69. This property would appeal to multiple purchasers including first time buyers and those looking for low maintenance accommodation close to amenities.

The accommodation with approximate measurements briefly comprises:

Entry via UPVC door into entrance porch.

ENTRANCE PORCH Glazed windows, wood effect flooring and UPVC door into entrance hall.

ENTRANCE HALL Built in storage cupboard housing the Worcester combi boiler, tiled flooring and doors to lounge and dining kitchen.

KITCHEN (11'3 x 9') A good range of wall and base units incorporating an electric oven and four burner hob with extractor hood above, plumbing for washing machine, stainless steel sink with mixer tap and tiled splashbacks. Radiator, double glazed window to the rear, wood effect flooring and UPVC door leading out to the rear garden.



KITCHEN

LOUNGE (14'9 x 11') Coal effect gas fire, radiator, coving to ceiling, open staircase to the first floor and double glazed windows to the front and rear elevations.



LOUNGE

FIRST FLOOR LANDING Loft access, double glazed window and doors to bedrooms and bathroom.

BEDROOM 1 (11'6 x 11') Built in storage cupboard, radiator and double glazed window to the front.



BEDROOM 1

BEDROOM 2 (9'5 x 7'9) Radiator and double glazed window to the front.



BEDROOM 2

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BATHROOM (6'4 x 5'8) Three piece suite comprising of shower over panelled bath, WC and wash hand basin. Double glazed window, radiator and part tiled walls.



BATHROOM

OUTSIDE Low maintenance lawned garden to the front of the property and driveway parking for two vehicles. Pedestrian access gate to the generous low maintenance rear garden laid to stone chippings with well established trees and bushes, flagstone patio area, garden shed and outside water supply.



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TENURE We are informed the tenure is Freehold

COUNCIL TAX We are informed the property is in tax band A

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