

# Cumbrian Properties

6 Farren Close, Carlisle



Price Region **£144,950**

**EPC-B**

Semi-detached property | Sought after area  
1 reception room | 2 bedrooms | 1 bathroom  
Driveway parking | Gardens

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## 2/ 6 FARREN CLOSE, CARLISLE

A two double bedroom semi-detached property beautifully presented throughout with a lovely homely feel and would be a great opportunity for a first time buyer.

The double glazed and gas central heated accommodation, with remaining NHBC warranty, briefly comprises of entrance hall, lounge, cloakroom and modern dining kitchen with French doors to the rear garden. To the first floor there are two double bedrooms and a family bathroom. To the rear of the property is a fully fenced garden with lawned area and laid shillies. Front garden with lawned area, off road parking on tarmac driveway.

The accommodation with approximate measurements briefly comprises:

Entry via composite door into entrance hall.

**ENTRANCE HALL** Radiator, staircase to the first floor and door to lounge.

**LOUNGE (15'9 x 10')** Double glazed windows to the front, radiator, built in storage cupboard and door to dining kitchen.



LOUNGE

**DINING KITCHEN (13'4 x 8'6)** Fitted kitchen incorporating electric oven and grill, four burner gas hob, overhead extractor, tiled splashbacks, sink with drainer and mixer tap. Double glazed window to the rear, wood effect vinyl flooring, plumbing for washing machine, radiator, door to cloakroom and double glazed French doors to the rear garden.



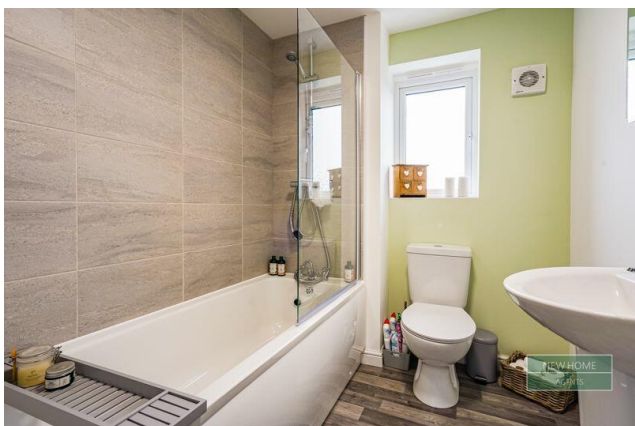
DINING KITCHEN

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**CLOAKROOM** Two piece suite comprising wash hand basin and WC. Wood effect vinyl flooring and radiator.

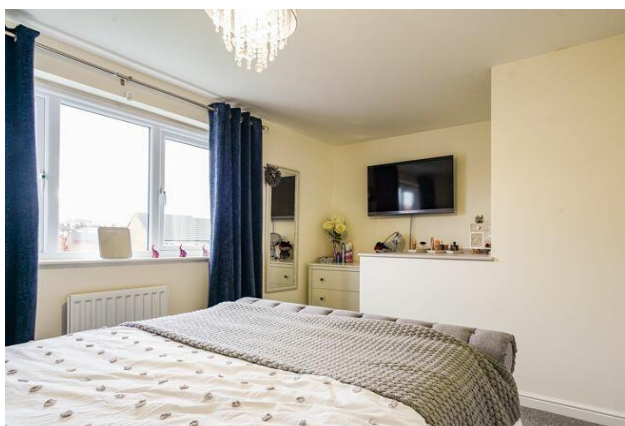
**FIRST FLOOR LANDING** Radiator, loft access and doors to bedrooms and bathroom.

**FAMILY BATHROOM (7'4 x 6')** Three piece suite comprising wash hand basin, WC and panelled bath with mixer tap and shower above. Wood effect vinyl flooring, heated towel rail and double glazed frosted window to the rear.



FAMILY BATHROOM

**BEDROOM 1 (13'6 x 10'8)** Double glazed window to the front and radiator.



BEDROOM 1

**BEDROOM 2 (13'6 x 7'3)** Double glazed window to the rear and radiator.



BEDROOM 2

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**OUTSIDE** Lawned front garden with laid flag stones, tarmacadam driveway and laid shillies. To the rear of the property is a fence enclosed garden with lawned area, floral borders with flowers and shrubs, laid shillies and gate providing access down the side of the property to the front.



REAR GARDEN

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

**COUNCIL TAX** To be confirmed

**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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		97
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

reasons to sell with us...

more than

**455**

properties listed in our  
Carlisle office

more than

**390**

properties sold from  
our Carlisle office

we sold

**255**

more properties than  
our closest competitor

we have over

**500**

Google reviews with a  
4.9/5 Google Rating

\*UK Rightmove, Market Share Information  
from 31/01/2023 - 31/01/2024, CA1 to CA8

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