

Cumbrian Properties

2 Kittiwake Close, Turnstone Park



Price Region £164,000

EPC-

Semi-detached property | Low Cost Housing Scheme

1 reception room | 3 bedrooms | 2 bathrooms

Gardens & parking for two cars | Open aspect

01228 599940

2 Lonsdale Street, Carlisle CA1 1DB

www.cumbrian-properties.co.uk
properties@cumbrian-properties.co.uk

2/ 2 KITTIWAKE CLOSE, TURNSTONE PARK, CARLISLE

An opportunity to purchase a three bedroom, two bathroom, semi-detached property situated in a quiet cul-de-sac location with low maintenance gardens and off-street parking offered for sale at 20% less than the market value. The property is part of the Low Cost Housing Scheme and briefly comprises entrance hall, cloakroom, lounge with gas fire, spacious dining kitchen with integrated appliances and French doors to the rear garden. To the first floor there are two double bedrooms – both with a range of fitted wardrobes, master en-suite shower room, single bedroom/study and a three piece family bathroom. Externally, to the front of the property, there is block paved driveway parking for two vehicles and to the rear of the property is a generous low maintenance garden laid to artificial turf with a sandstone patio seating area and an open aspect. The property would make an ideal family home being in close proximity to popular primary schools, local shops and parks, on regular bus routes to the city centre and good access to the western bypass. The property is sold with no onward chain.

The accommodation with approximate measurements briefly comprises:

Front door into entrance hall.

ENTRANCE HALL Doors to lounge, dining kitchen and cloakroom. Staircase to the first floor, understairs storage cupboard, radiator, coving to the ceiling and wood effect flooring.



ENTRANCE HALL

CLOAKROOM Two piece suite comprising wash hand basin and WC. Tile effect flooring, tiled splashbacks, frosted glazed window and radiator.

LOUNGE (15'7 x 10'6 max) Coal effect gas fire, double glazed window to the front, radiator, coving to the ceiling and wood effect flooring.



3/ 2 KITTIWAKE CLOSE, TURNSTONE PARK, CARLISLE

DINING KITCHEN (18' max x 13' max)

KITCHEN AREA Fitted kitchen incorporating an electric oven and four ring gas hob with extractor hood above, integrated fridge and freezer, plumbing for washing machine, tiled splashbacks, under counter lighting, ceiling spotlights, double glazed window to the rear and tile effect flooring.

DINING AREA Double glazed French doors to the rear garden, double glazed windows, ceiling spotlights, two radiators, wood effect flooring and built-in storage cupboard.



DINING KITCHEN

FIRST FLOOR

LANDING Doors to bedrooms and bathroom. Built-in storage cupboard housing the water cylinder and loft access.

BEDROOM 1 (13' max x 8' max) A range of fitted wardrobes, double glazed window to the front, radiator and door to en-suite shower room.



4/ 2 KITTIWAKE CLOSE, TURNSTONE PARK, CARLISLE

EN-SUITE SHOWER ROOM (7' x 4') Three piece suite comprising fully boarded shower cubicle, vanity unit wash hand basin and WC with concealed cistern. Frosted glazed window, ceiling spotlights and heated towel rail.



EN-SUITE SHOWER ROOM

BEDROOM 2 (10' max x 9'3 max) A range of fitted wardrobes, radiator and double glazed window to the rear with an open aspect.



BEDROOM 2

BEDROOM 3 (7'8 x 7'4) Double glazed window to the front and radiator.

BATHROOM (7'7 x 6') Three piece suite comprising shower above panelled bath, wash hand basin and WC. Part tiled walls, radiator, tile effect flooring, ceiling spotlights and frosted glazed window.



BEDROOM 3



BATHROOM

5/ 2 KITTIWAKE CLOSE, TURNSTONE PARK, CARLISLE

OUTSIDE Block paved driveway to the front providing parking for two vehicles. To the rear of the property is a generous low maintenance garden laid to artificial turf with sandstone patio seating area, outside tap and a beautiful open aspect. A side gate provides access to the front of the property.



REAR OF THE PROPERTY

LOW COST HOUSING CRITERIA The Section 106 Agreement stipulates that the property must be sold to a qualifying purchaser, who must have both a local connection and have a proven or identified need for affordable housing. Qualifying purchasers for this property must have a local connection to the areas below, which expand over the following timescales.

14/03/25 - 13/05/25 Belle Vue Ward

14/05/25 - 13/07/25 Yewdale, Morton & Castle Wards

14/07/25 - 13/09/25 Carlisle District

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.

EPC GRAPH TO FOLLOW