

Cumbrian Properties

31 Swinburn Drive, Lowry Hill, Carlisle



Price Region £245,000

EPC-D

Detached property | North of the city
2 reception rooms | 3 bedrooms | 2 bathrooms
Low maintenance gardens | Parking & garage

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A three bedroom, two reception room detached property situated in a popular location to the North of the city. The property is double glazed and gas central heated and comprises entrance porch, hall, cloakroom, bay fronted lounge, dining room, conservatory, kitchen and a separate utility room. To the first floor there are three bedrooms with en-suite to the master and a three piece family bathroom. To the front of the property is a low maintenance gravelled garden and block paved driveway leading up to the garage. A low maintenance garden to the rear with patio, decked seating area and garden shed. In close proximity to local amenities and on regular bus routes to the city centre, Lowry Hill also good access to junction 44 of the M6 motorway.

The part double glazed and central heated accommodation with approximate measurements briefly comprises:

UPVC double glazed door into entrance porch with UPVC door into entrance hall.
ENTRANCE HALL Doors to cloakroom, lounge and kitchen.



ENTRANCE HALL

CLOAKROOM Vanity unit wash hand basin, WC, radiator and window.

LOUNGE (13' x 10'9) Double glazed bay window, fireplace housing a gas fire, radiator and sliding glazed doors to the dining room.



LOUNGE

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DINING ROOM (10'9 x 8'3) Radiator, sliding glazed doors to the conservatory and door to kitchen.



DINING ROOM

CONSERVATORY (11' x 8') Double glazed windows with fitted blinds and sliding door to the rear garden.



CONSERVATORY

KITCHEN (15' x 8'7) Fitted kitchen incorporating four ring gas hob with extractor hood above and oven below, plumbing for dishwasher, breakfast bar, built-in storage cupboard, radiator, double glazed window and vinyl flooring. Door to utility room.



KITCHEN

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KITCHEN

UTILITY ROOM (7'3 x 7'3) Base unit incorporating sink, plumbing for washing machine, space for fridge freezer, double glazed window, radiator, vinyl flooring, door to the integral garage and door to the rear garden.



UTILITY ROOM

FIRST FLOOR

LANDING Built-in storage cupboard, doors to bedrooms and family bathroom.

BEDROOM 1 (12' x 11') Double glazed bay window, radiator and door to en-suite shower room.



BEDROOM 1

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EN-SUITE SHOWER ROOM (8'7 x 6'5) Shower cubicle, WC and wash hand basin. Double glazed window and radiator.



EN-SUITE SHOWER ROOM

BEDROOM 2 (10' x 8'4) Double glazed window, radiator and built-in wardrobes with sliding mirror fronted doors.



BEDROOM 2

BEDROOM 3 (8'8 x 7') Radiator, double glazed window and loft access.



BEDROOM 3

FAMILY BATHROOM (10'6 x 5'4) Three piece suite comprising WC, wash pedestal wash hand basin and bath with shower above. Double glazed window and radiator.

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FAMILY BATHROOM

OUTSIDE Low maintenance gravelled front garden and block paved driveway providing parking in front of the **INTEGRAL GARAGE**. Low maintenance rear garden incorporating patio, decked area, raised established flower beds, shed and gated access to the front of the property.



REAR GARDEN

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.

