

Cumbrian Properties

18 Crossways, Harraby, Carlisle



Price Region £100,000

EPC-D

Mid terraced property | Popular residential area

1 reception room | 3 bedrooms | FF bathroom

Easy to maintain gardens | No onward chain

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2/ 18 CROSSWAYS, HARRABY, CARLISLE

A double glazed and gas central heated three bedroom mid terraced property briefly comprising of entrance porch, entrance hall, fitted kitchen and dining lounge with French doors opening to the rear garden. To the first floor there are three good size bedrooms, two with built in storage, bathroom and separate WC. Fence enclosed rear garden with lawn, patio and outbuilding. Low maintenance walled front garden laid to shillies with flagged area. Situated in a popular residential area to the south of the city and is sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

ENTRANCE PORCH Wood effect laminate flooring, double glazed windows to the front and side elevations and UPVC double glazed door into entrance hall.



ENTRANCE PORCH

ENTRANCE HALL Radiator, staircase to the first floor, understairs storage area and door to the kitchen.



ENTRANCE HALL

KITCHEN (18'3 x 9'10) Fitted kitchen incorporating a 1.5 bowl sink unit with drainer and mixer tap, tiled splashbacks and free standing oven with extractor above. Tile effect vinyl flooring, storage cupboard housing the boiler, double glazed windows to the front and rear elevations, doors to the dining lounge and rear garden.

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KITCHEN

DINING LOUNGE (18'3 x 14') Double glazed French doors leading out to the rear garden, radiator, gas fire with wood surround and double glazed window to the front.



DINING LOUNGE

FIRST FLOOR LANDING Radiator and doors to bedrooms, bathroom and separate WC.

BEDROOM 1 (12'5 x 10') Double glazed window to the front, radiator, two built in storage cupboards, fitted wardrobes and cupboards.



BEDROOM 1

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BEDROOM 2 (11' x 11'2) Radiator and double glazed window to the front.



BEDROOM 2

BEDROOM 3 (8' x 8') Double glazed window to the rear, radiator and built in storage cupboard with shelves and hanging rail.



BEDROOM 3

SEPARATE WC Wood effect vinyl flooring, WC and double glazed frosted window to the rear.

BATHROOM (5'6 x 5'5) Two piece suite comprising shower over panelled bath and wash hand basin. Wood effect vinyl flooring, radiator and double glazed frosted window to the rear.



SEPARATE WC



BATHROOM

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OUTSIDE To the front of the property there is a walled garden laid to flag stones and shillies. Fence enclosed garden comprising of lawned area, flagged patio and outhouse.



REAR GARDEN

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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC