

Cumbrian Properties

40 Durranshill Road, Botcherby



Price Region £112,500

EPC-

Semi-detached property | Popular residential area

1 reception room | 3 bedrooms | 1 bathroom

Front & rear gardens | No onward chain

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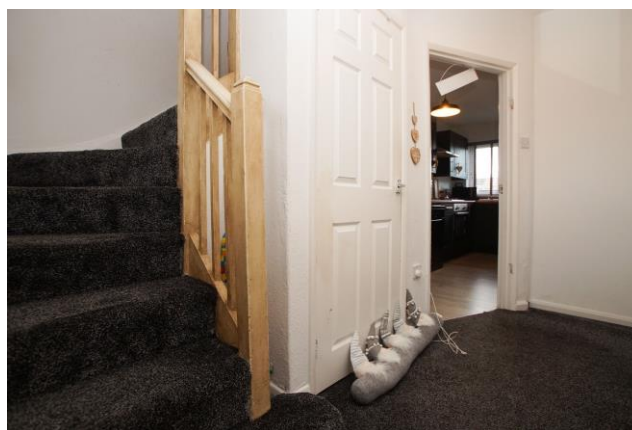
2/ 40 DURRANHILL ROAD, BOTCHERBY, CARLISLE

This three bedroom, semi-detached property is sold with the benefit of no onward chain and is situated in a popular residential location. The accommodation briefly comprises entrance hall, lounge with bay window and dining kitchen. To the first floor there are two double bedrooms, single bedroom and bathroom. Front and rear lawned gardens and outhouse currently utilised as a utility room. Situated close to an abundance of amenities, schools, shops, supermarkets and transport links. A great opportunity as a first time buy or buy to let investment.

The accommodation with approximate measurements briefly comprises:

Front door into entrance hall.

ENTRANCE HALL UPVC double glazed window to the front, staircase to the first floor with UPVC double glazed window to the side, radiator, walk-in storage cupboard, doors to lounge and dining kitchen.



ENTRANCE HALL

LOUNGE (14'9 x 11') UPVC double glazed bay window to the front and radiator.



LOUNGE

DINING KITCHEN (20'4 x 14'8) Fitted kitchen incorporating a ceramic sink unit with mixer tap, four ring gas hob with tiled splashback and extractor hood above, electric oven and grill, plumbing for dishwasher, radiator, wood effect laminate flooring, original fireplace opening providing the potential for a log burner/multi fuel stove, UPVC double glazed windows to the side and rear, and UPVC double glazed frosted door to the side.

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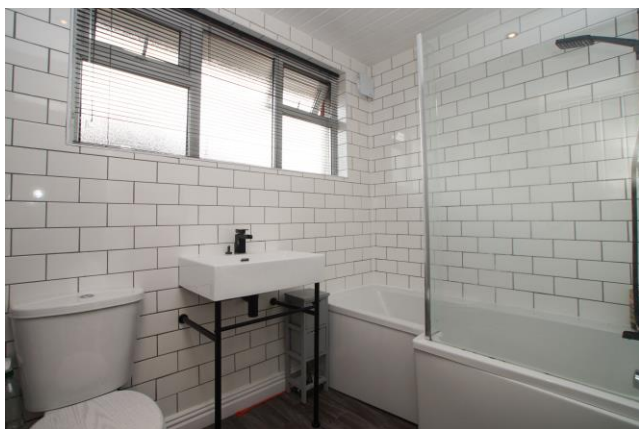


DINING KITCHEN

FIRST FLOOR

LANDING Loft access, walk-in storage cupboard housing the Worcester boiler, doors to bedrooms and bathroom.

BATHROOM (8' x 6') Three piece suite comprising WC, wash hand basin and panelled bath with shower above. Heated towel rail and wood effect vinyl flooring.



BATHROOM

BEDROOM 1 (11' x 11') UPVC double glazed window to the front, radiator and picture rail.

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BEDROOM 1

BEDROOM 2 (11' x 10'4) UPVC double glazed window to the rear, radiator and built-in storage cupboard.



BEDROOM 2

BEDROOM 3 (9' x 6'6) UPVC double glazed window to the rear and radiator.

OUTSIDE Lawned front garden with hedge borders and gate providing access to the rear garden. Lawned rear garden with outhouse, raised wooden decked area and areas laid to slate and bark chippings.

OUTHOUSE Currently used as a utility room with power, light, water, plumbing for washing machine, space for tumble dryer, fridge and freezer.



REAR GARDEN

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TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is 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.

EPC TO FOLLOW