

# Cumbrian Properties

57 Hurley Road, Little Corby



**Price Region £200,000**

**EPC-**

Semi-detached house | Village location  
1 reception room | 3 bedrooms | 1 bathroom  
Gardens & driveway parking | Countryside views

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## 2/ 57 HURLEY ROAD, LITTLE CORBY, CARLISLE

This well-presented, spacious, three bedroom, semi-detached property, with off-street parking and well-established gardens, is situated in a quiet cul-de-sac with superb views across the countryside. The accommodation is double glazed and gas central heated and briefly comprises entrance hall, spacious dining lounge, kitchen with integrated appliances, two double bedrooms, single bedroom/office and a modern three piece shower room with walk-in shower. Externally, the property has off-street parking for two/three vehicles to the front of the property with a beautiful lawned rear garden incorporating well-established floral borders and views across the neighbouring fields. Situated in Little Corby within walking distance of local amenities and with easy access to Carlisle city centre and the A69 the property would suit first time buyers or families and is sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

**UPVC front door into entrance hall.**

**ENTRANCE HALL** Door to dining lounge, staircase to the first floor, radiator and coving to the ceiling.

**DINING LOUNGE (24'5 max x 13'4 max)** Coal effect gas fire, two radiators, wood effect flooring, coving to the ceiling, double glazed window to the front, double glazed window to the rear with views over the fields and door to kitchen.



DINING LOUNGE

**KITCHEN (10' x 8'9)** Fitted kitchen incorporating an electric oven and grill with four ring gas hob and extractor hood above, one and a half bowl sink unit with mixer tap, plumbing for washing machine, integrated fridge and freezer. Double glazed window to the rear, ceiling spotlights and coving, tiled flooring, under counter lighting, tiled splashbacks, radiator, part wood panelled wall, built-in storage cupboard and UPVC door to the side.

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KITCHEN

### FIRST FLOOR

LANDING Double glazed window, doors to bedrooms and shower room, loft access and built-in storage cupboard housing the combi boiler.

BEDROOM 1 (12' x 10' max) Double glazed window to the front with views over the fields, radiator, coving to the ceiling and built-in storage cupboard.



BEDROOM 1

BEDROOM 2 (11' x 9'8) Double glazed window to the rear with views, coving to the ceiling, radiator and wood effect flooring.



BEDROOM 2

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**BEDROOM 3 (7'4 x 6'8)** Double glazed window to the rear and radiator.



BEDROOM 3

**SHOWER ROOM (6' x 5'5)** Three piece suite comprising walk-in shower with waterfall shower head, wash hand basin and WC. Part tiled walls, panelled ceiling with spotlights, tile effect flooring, heated towel rail and frosted window.



SHOWER ROOM

**OUTSIDE** Low maintenance lawned front garden with well-established floral borders and a block paved driveway providing off-street parking for two/three vehicles. To the rear of the property is a lawned garden with patio seating area, garden shed, outside tap and stunning views across the neighbouring fields.



REAR GARDEN

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REAR OF THE PROPERTY



VIEW

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

**COUNCIL TAX** We are informed the property is in tax band B

**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

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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