

# Cumbrian Properties

79 Bracken Ridge, Belah



**Price Region £145,000**

**EPC-C**

Semi-detached property | North of the River Eden  
2 reception rooms | 3 bedrooms | 1 bathroom  
Front & rear gardens | No onward chain

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A three bedroom, two reception room, semi-detached property situated in a popular residential area to the north of the River Eden and sold with the benefit of no onward chain. The double glazed and gas central heated accommodation, with recently fitted new roof and boiler, briefly comprises entrance hall, lounge with multi fuel stove, dining room and kitchen. To the first floor there are two double bedrooms, single bedroom and shower room. Front and rear mature gardens, outbuilding and outside WC. Situated close to a range of local amenities including bus routes, shops, doctors and pharmacy. The accommodation does require some cosmetic attention providing the opportunity for the new owner to put their stamp on a property.

The accommodation with approximate measurements briefly comprises:

**Composite front door into entrance hall.**

**ENTRANCE HALL** Staircase to the first floor, radiator, wood effect laminate flooring and door to lounge.



ENTRANCE HALL

**LOUNGE (13'9 x 12'7)** UPVC double glazed window to the front, radiator, multi fuel stove and sliding doors to the dining room.



LOUNGE

**DINING ROOM (10' x 9')** UPVC double glazed window to the rear, radiator and door to kitchen.

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DINING ROOM

**KITCHEN (11'6 x 10')** Fitted kitchen incorporating sink unit with mixer tap, tiled splashbacks, freestanding cooker, plumbing for washing machine, tile effect vinyl flooring, shelved pantry, UPVC double glazed window and UPVC double glazed frosted door to the rear garden.



KITCHEN

### **FIRST FLOOR**

**LANDING** UPVC double glazed frosted window to the side, loft access, doors to bedrooms and shower room.

**SHOWER ROOM (8' x 8')** Walk-in shower unit with electric shower, WC and wash hand basin. Tile effect vinyl flooring, radiator and cupboard housing the boiler.



SHOWER ROOM

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**BEDROOM 1 (11'7 x 11')** UPVC double glazed window to the front, radiator and built-in wardrobe.



BEDROOM 1

**BEDROOM 2 (12' x 11')** UPVC double glazed window to the rear, radiator and built-in wardrobe.



BEDROOM 2

**BEDROOM 3 (8'4 x 8'3)** UPVC double glazed window to the front and radiator.



BEDROOM 3

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**OUTSIDE** Gated front garden incorporating a variety of mature shrubs and bushes. Enclosed rear garden with paved patio, gravelled areas housing a variety of mature trees and shrubs, outhouse providing storage and outside WC.



REAR GARDEN

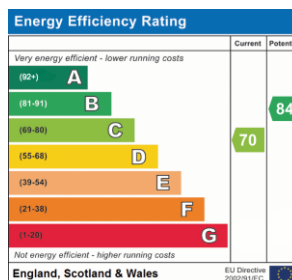


REAR OF THE PROPERTY

**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.



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