

# Cumbrian Properties

161 Holmrook Road, Sandsfield Park



**Price Region £179,950**

**EPC-D**

Detached bungalow | Cul-de-sac location

1 reception | 2 bedrooms | 1 bathroom

Garage & driveway | Low maintenance gardens | No onward chain

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## 2/ 161 HOLMROOK ROAD, SANDSFIELD PARK, CARLISLE

This two bedroom detached bungalow offers low maintenance gardens, driveway and garage parking, and occupies a quiet spot at the top of a private cul-de-sac. The property is double glazed and gas central heated and does require some modernisation as reflected in the price, comprising entrance hall with two fitted storage cupboards, a spacious lounge with gas fire, leading through to the kitchen with a handy rear porch providing additional storage and access to the rear garden. There are two bedrooms, with a range of fitted wardrobes to the master and a three piece bathroom. Externally, the front of the property has a low maintenance gravelled garden and driveway parking leading up to the single garage with power supply. To the rear of the property is a further low maintenance garden with lawn and patio seating area. The property would suit those looking for single storey living and is situated within walking distance to the local shops, schools, bus stops and park walks with good transport links to West Cumbria and the Western Bypass. The property is sold with no onward chain.

The accommodation with approximate measurements briefly comprises:

**Entry through UPVC front door into the entrance hall.**

**ENTRANCE HALL** Two built-in storage cupboards (one housing the Baxi boiler), radiator and doors leading through to the dining lounge, both bedrooms and bathroom.

**DINING LOUNGE (16'8 x 11'9)** Coal effect gas fire, double glazed window to the front, radiator and door to the kitchen.



DINING LOUNGE

**KITCHEN (11'9 x 7'5)** Fitted kitchen incorporating plumbing and space for washing machine, stainless steel sink with mixer tap, space for freestanding cooker and extractor hood. Breakfast bar, double glazed window to the rear and side elevations, radiator, wood effect flooring and door leading to the rear porch.



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**REAR PORCH** Double glazed windows, Perspex roof and steps down to a UPVC door leading out to the drive.

**BEDROOM 1 (12'3 x 10')** Range of fitted wardrobes, double glazed window to the rear and radiator.



BEDROOM 1

**BATHROOM (7' x 4'5)** Three piece suite comprising shower over panelled bath, wash hand basin and WC. Fully tiled walls, frosted glazed window and radiator.



BATHROOM

**BEDROOM 2 (9'4 x 7')** Double glazed window to the front and radiator.



BEDROOM 2

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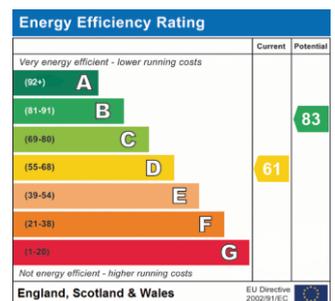
**OUTSIDE** To the front of the property is a low maintenance gravelled garden along with driveway parking leading up to the single garage. To the rear of the property is a low maintenance garden incorporating lawn and patio seating area and external water supply.



REAR OF THE PROPERTY & 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.

### **ANTI-MONEY LAUNDERING (AML) CHECKS**

Estate agents in the UK are legally required to conduct Anti-Money Laundering (AML) checks on buyers, focusing on identifying the buyer and verifying their source of funds. Key requirements include a valid photo ID (passport/driving license), proof of address (utility bill/bank statement), and documented proof of funds (bank statements, mortgage agreement, or proof of gift). To carry out these checks there will be a **charge of £36 inc. vat per person** that will need to be paid for by Debit Card before a property can be marked Sold and Instructions sent to Solicitors.