

Cumbrian Properties

8 Millbank Court, Upperby



Price Region £145,000

EPC-D

Mid-link property | South of the city
1 reception room | 3 bedrooms | 1 bathroom
Low maintenance garden | Driveway parking

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This immaculately presented three double bedroom mid-link property, with off-street parking and a low-maintenance rear garden, offers spacious and well-planned accommodation throughout. The double glazed and gas central heated property briefly comprises an entrance hall, lounge with contemporary flame-effect gas fire, and a dining kitchen with access to the rear garden. To the first floor are three bedrooms, all with walk-in wardrobes, and a recently fitted, fully tiled three-piece shower room. Externally, the rear garden is laid to hexagonal paving with water tap and gated access to a rear lane, while the block-paved driveway to the front provides off-street parking. The property is tucked away in a cul-de-sac to the south of the city, just off Upperby Road, with local amenities including shops, schools, and a regular bus route to the city centre close by.

The accommodation with approximate measurements briefly comprises:

UPVC door into entrance hall

ENTRANCE HALL Wood effect laminate flooring, radiator, staircase to the first floor and door to lounge.



ENTRANCE HALL

LOUNGE (18'8 x 10') Flame effect gas fire, understairs storage cupboard, radiator, coving, double glazed bay window to the front and door to the dining kitchen.



LOUNGE

DINING KITCHEN (15' x 8'8) Fitted kitchen incorporating an electric oven with four burner gas hob and extractor hood above, plumbing for washing machine, space for tumble dryer, stainless steel sink with drainer and mixer tap, tiled splashbacks, double glazed window to the rear, panelled ceiling, wood effect laminate flooring, radiator and UPVC door to the rear garden.

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DINING KITCHEN

FIRST FLOOR

LANDING Built-in airing cupboard housing the Worcester boiler, doors to bedrooms and shower room, and access via drop down ladders to the boarded loft space with lighting.

BEDROOM 1 (13 x 9') Built-in walk-in wardrobe with lighting, radiator and double glazed window to the front.



BEDROOM 1

BEDROOM 2 (12' x 9') Walk-in wardrobe with lighting, radiator and double glazed Velux window.



BEDROOM 2

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BEDROOM 3 (10' x 8'7) Walk-in wardrobe with lighting, radiator and double glazed window.



BEDROOM 3

SHOWER ROOM (8'8 x 7'3) Fully tiled three piece suite comprising walk-in shower cubicle, vanity unit wash hand basin and WC. Panelled ceiling with spotlights, tile effect flooring, heated towel rail and double glazed frosted window.



SHOWER ROOM

OUTSIDE Driveway parking to the front of the property and a low maintenance private rear garden with gate providing pedestrian access to the rear lane.



REAR GARDEN

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TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is 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.

