

# Cumbrian Properties

31 Agricola Way, Durranhill



**Price Region £200,000**

**EPC-B**

Semi-detached property | No onward chain  
1 reception room | 3 bedrooms | 1 bathroom  
Garden with rear open aspect | Off-street parking

## 2/ 31 AGRICOLA WAY, DURRANHILL, CARLISLE

This spacious three bedroom semi-detached family home is immaculately presented throughout and briefly comprises entrance hall, cloakroom, fitted kitchen with integrated appliances and dining lounge with French doors opening out to the rear garden. To the first floor there are three generously sized bedrooms, two with open aspect views to the rear and a three piece family bathroom. Externally, to the front of the property there is driveway parking for two vehicles and a generous enclosed lawned garden to the rear. Conveniently located close to local amenities including shops and schools and is within easy access to the city centre and the M6 Motorway, the property is sold with no onward chain.

The accommodation with approximate measurements briefly comprises:

### **Composite front door into entrance hall.**

**ENTRANCE HALL** Doors to kitchen, dining lounge and cloakroom. Staircase to the first floor and radiator.

**CLOAKROOM** Two piece suite comprising wash hand basin and WC. Wood effect flooring, radiator and frosted glazed window.

**KITCHEN (10'8 x 7')** Fitted kitchen incorporating an electric oven and four ring gas hob with extractor hood above, integrated fridge and freezer, integrated dishwasher and washing machine, one and a half bowl stainless steel sink with mixer tap, under counter lighting, double glazed window to the front, wood effect flooring and radiator.



KITCHEN

**DINING LOUNGE (14'8 max x 14' max)** Built-in understairs storage, radiator and double glazed French doors to the rear garden.



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**FIRST FLOOR**

**LANDING** Loft access, doors to bedrooms and bathroom.

**BEDROOM 1 (13' x 7'5)** Radiator and double glazed window to the rear with an open aspect.



BEDROOM 1

**BEDROOM 2 (11'4 x 7'5)** Double glazed window to the front and radiator.

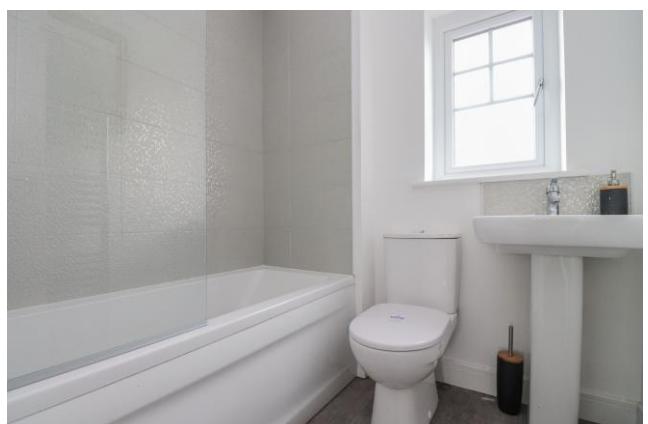


BEDROOM 2

**BEDROOM 3 (8'7 x 5'9)** Radiator and double glazed window to the rear with an open aspect.



BEDROOM 3



BATHROOM

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**BATHROOM (5'9 x 5'8)** Three piece suite comprising shower above panelled bath, wash hand basin and WC. Tiled splashbacks, frosted glazed window, heated towel rail and wood effect flooring.

**OUTSIDE** To the front of the property is a tarmac driveway providing off-street parking for two vehicles. To the rear of the property is a generous lawned garden with patio seating area.



REAR GARDEN

**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.

