

Cumbrian Properties

18 Turnberry Way, Carlisle



Price Region £375,000

EPC-D

Detached family home | Conservatory
3 receptions | 4 bedrooms | 2 bathrooms
Integrated kitchen & utility | Gardens, parking & garage

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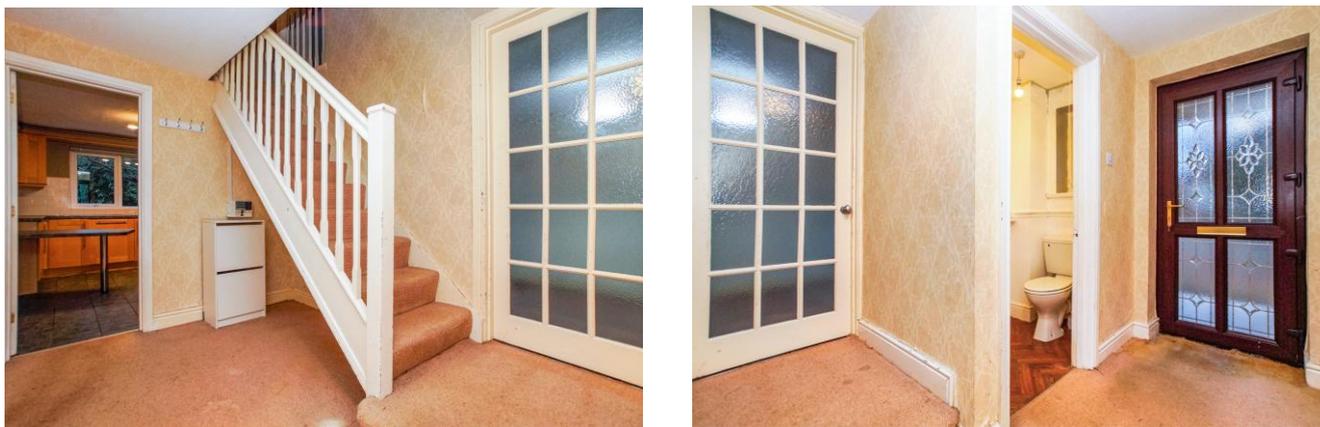
2/ 18 TURNBERRY WAY, CARLISLE

A four bedroom, detached property offering over 2,500 sq. ft/232 sq. m situated on a no-through road in this popular residential area. The property benefits from three reception rooms, two bathrooms, conservatory, gardens, driveway parking and garage. The accommodation briefly comprises entrance hall, cloakroom, reception room, lounge, dining room, conservatory, kitchen with integrated appliances and utility room. To the first floor there are four bedrooms, three with fitted storage, master en-suite shower room and four-piece family bathroom. Externally, there is block paved parking to the front, access to the garage and a low maintenance, enclosed rear garden with lawn and block paved patio. The property requires some cosmetic updating and is offered for sale with no onward chain making it an ideal family home.

The gas central heated and double glazed accommodation with approximate measurements briefly comprises:

Front door into entrance hall.

ENTRANCE HALL (16' x 8') Radiator and staircase to the first floor. Doors to cloakroom, kitchen, lounge and second reception room.



ENTRANCE HALL

CLOAKROOM WC and wash hand basin, tiled splashbacks, radiator, UPVC double glazed frosted window to the front and wood effect vinyl flooring.

RECEPTION ROOM 2 (20' x 9'5) UPVC double glazed window to the front and radiator.



RECEPTION ROOM

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LOUNGE (19' x 13') UPVC double glazed window to the front, radiator, coving, fireplace and door to the dining room.



LOUNGE

DINING ROOM (11'5 x 11'5) UPVC double glazed French doors to the rear garden, coving, radiator, doors to conservatory and kitchen.

CONSERVATORY (24' x 10'5) UPVC double glazed windows and French doors to the garden, tiled flooring and door to the garage.



DINING ROOM



CONSERVATORY

KITCHEN (13' x 12') Fitted kitchen incorporating a one and a half bowl sink unit with mixer tap, electric oven and grill, induction hob with tiled splashback and extractor hood above, integrated dishwasher, integrated fridge. Radiator, coving, tiled flooring, UPVC double glazed window to the rear and door to the utility room.



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UTILITY ROOM (12' x 6') UPVC double glazed window to the rear, fitted cupboards and worksurfaces, sink unit with tiled splashbacks, wood effect laminate flooring, Baxi gas boiler and UPVC double glazed frosted door to the side.



UTILITY ROOM

FIRST FLOOR

LANDING Radiator, loft access, doors to bedrooms and family bathroom.

BEDROOM 1 (16' x 14'5) Timber framed double glazed window to the front, radiator, fitted wardrobes, drawers, cupboards and bedside tables. Door to the en-suite shower room.



BEDROOM 1

EN-SUITE SHOWER ROOM (7'5 x 6'5) Three piece suite comprising WC, wash hand basin and walk-in shower. Radiator, timber framed double glazed frosted window to the front and wood effect vinyl flooring.



EN-SUITE SHOWER ROOM

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BEDROOM 2 (16' x 14'5) Timber framed double glazed window to the rear, radiator, wood effect laminate flooring and fitted wardrobe with mirror fronted sliding doors.



BEDROOM 2

BEDROOM 3 (13' x 10') Timber framed double glazed window to the front, radiator, fitted wardrobe and drawers, and a built-in shelved storage cupboard.



BEDROOM 3

BEDROOM 4 (11'5 x 8') Timber framed double glazed window to the rear and radiator.



BEDROOM 4

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FAMILY BATHROOM (10'5 x 8') Four piece suite comprising WC, wash hand basin, panelled bath and walk-in shower. Heated towel rail, tiled walls, timber framed double glazed frosted window to the rear, panelled ceiling and tiled flooring.



FAMILY BATHROOM

OUTSIDE Block paved driveway to the front of the property providing parking for multiple vehicles in front of the **GARAGE** with power and light. Low maintenance lawned rear garden incorporating block paved patio, gravelled borders housing a variety of mature trees and shrubs, and gated access to the side.



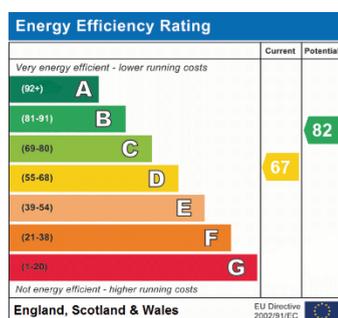
GARDEN



REAR OF THE PROPERTY

TENURE We are informed the tenure is Freehold.

COUNCIL TAX To be confirmed by the vendor.



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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.