

# Cumbrian Properties

## 2 Oakland View, Scaleby



**Price Region £220,000**

**EPC-D**

Extended semi-detached | Sought after location  
2 reception rooms | 3 bedrooms | 1 bathroom  
Front & rear gardens | Car port & garage

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## 2/ 2 OAKLAND VIEW, SCALEBY, CARLISLE

Situated to the east of Carlisle in the sought after location of Scaleby this extended three bedroom semi-detached property briefly comprises of vestibule, lounge, inner hall, rear porch with stable door to the rear garden, kitchen, dining room and office with double glazed patio doors leading out to the front garden. To the first floor there are three bedrooms all benefitting from fitted storage, cloakroom and three piece shower room. A well maintained landscaped rear garden with laid shillies, flagstone patio, single garage and car port. Low maintenance fence enclosed forecourt laid to flagstones, laid shillies, trees and shrubs. Situated to the east of Carlisle just a short drive to J44 of the M6 and the A69 Carlisle to Newcastle road.

The accommodation with approximate measurements briefly comprises:

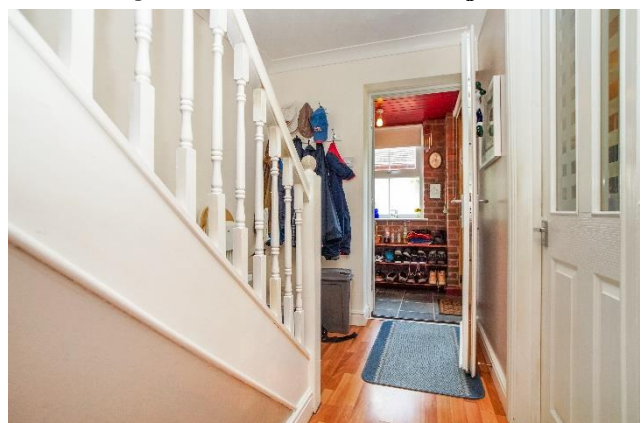
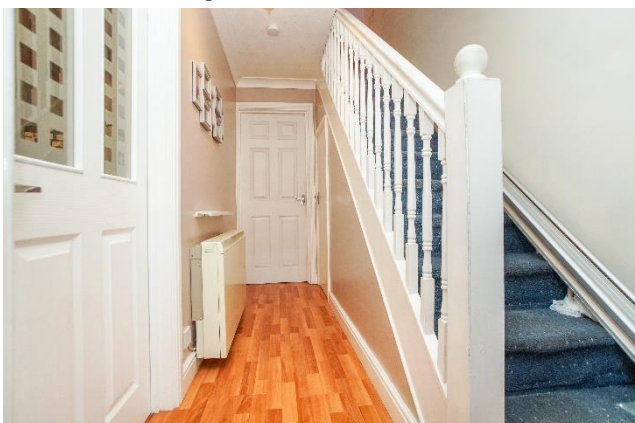
**VESTIBULE** Coving, dado rail, wood effect laminate flooring and door to the lounge.

**LOUNGE (15' x 13'4)** Double glazed window to the front, electric radiator, electric fire, coving, wood effect laminate flooring and door to the inner hall.



LOUNGE

**INNER HALL (13'4 x 6')** Electric radiator, staircase to the first floor, wood effect laminate flooring and door to kitchen and UPVC double glazed door to the rear porch.



INNER HALL

**REAR PORCH** Double glazed window to the rear, tile effect laminate flooring and UPVC double glazed stable door to the side leading to the rear garden.

3/ 2 OAKLAND VIEW, SCALEBY, CARLISLE

**KITCHEN (13'5 x 8'9)** Fitted kitchen incorporating electric oven and grill, four burner hob with overhead extractor, a 1.5 bowl sink unit with drainer and mixer tap, tiled splashbacks and plumbing for washing machine. Double glazed window to the rear, panelled ceiling and door to the dining area.



KITCHEN

**DINING AREA (21'9 x 10')** Double glazed windows to side and rear elevations, wood effect laminate flooring, electric radiator and UPVC double glazed patio doors to front. Archway leading through to the office.



DINING AREA

**OFFICE** Double glazed window to the rear.



OFFICE

**FIRST FLOOR LANDING** Loft access, coving to ceiling, fitted storage cupboard and doors to bedrooms, cloakroom and bathroom.



4/ 2 OAKLAND VIEW, SCALEBY, CARLISLE

**BEDROOM 1 (13' x 10'3)** Double glazed window to the front, electric radiator, coving and fitted wardrobe with sliding doors.



BEDROOM 1

**BEDROOM 2 (11'9 x 9')** Double glazed window to the rear, electric radiator, coving and fitted storage cupboard.



BEDROOM 2

**BEDROOM 3 (10'6 x 9'3)** Double glazed window to the front, coving and fitted wardrobes.



BEDROOM 3



5/ 2 OAKLAND VIEW, SCALEBY, CARLISLE

**CLOAKROOM** WC, wash hand basin, tiled splashback, coving and tile effect laminate flooring.



CLOAKROOM

**SHOWER ROOM (9'3 x 6'8)** WC, wash hand basin, tiled splashback, electric heated towel rail, walk-in shower unit, coving to ceiling, tile effect laminate flooring and double glazed frosted window to the rear.



SHOWER ROOM

**OUTSIDE** To the front of the property is a fenced and gated forecourt with laid flagstones, laid shillies, tree and shrubs. To the rear is a well presented, fence enclosed landscaped garden comprising of flagstone patio, laid shillies, raised floral borders, water tap, car port and detached garage. Gated access to the side of the property.



REAR GARDEN

6/ 2 OAKLAND VIEW, SCALEBY, CARLISLE



CAR PORT AND GARAGE

**TENURE** We are informed the tenure is Freehold

**COUNCIL TAX** We are informed the property is in tax band B

**SOLAR PANELS** 12 solar panels approximately 3kw.

**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.

