

Cumbrian Properties

25 Newbury Way, Carlisle



Price Region £225,000

EPC-B

Semi-detached property | Popular location
1 reception room | 3 bedrooms | 2 bathrooms
Generous rear garden | Driveway parking

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An immaculately presented three bedroom, two bathroom semi-detached property situated in a popular location with a generous rear garden and off street parking. Tastefully decorated throughout with modern kitchen and bathroom, the property comprises of entrance hall with understairs storage and cloakroom, a spacious lounge and dining kitchen with integrated appliances and French doors leading to the rear garden. To the first floor there are three bedrooms, a fully tiled en-suite to Master and a fully tiled family bathroom. Block pave driveway to the front of the property and generous rear lawned garden with a decked seating area and garden shed. Situated on the popular Ridings estate to the south of the city with local amenities within close proximity including shops, schools and on regular bus routes to the city centre. This property would suit multiple buyers including families, first time buyers and those looking to downsize.

The accommodation with approximate measurements briefly comprises:

Entry via composite door into entrance hall.

ENTRANCE HALL Understairs storage cupboard, staircase to the first floor, radiator and doors to lounge, dining kitchen and cloakroom.



ENTRANCE HALL

LOUNGE (15'7 max x 11'5) Feature wood panelled wall, radiator and double glazed window to the front.



LOUNGE

DINING KITCHEN (16'6 x 9') Fitted kitchen incorporating a stainless steel sink with mixer tap, integrated electric oven and microwave, four burner gas hob with extractor hood above, integrated fridge/freezer, washer/dryer and dishwasher. Under counter lighting, spotlights to ceiling, tiled flooring, radiator, cupboard housing the combi boiler. double glazed window and double glazed French doors leading out to the rear garden.

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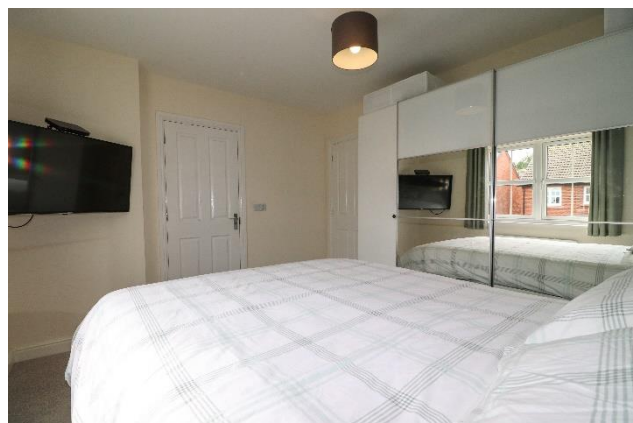


DINING KITCHEN

CLOAKROOM Two piece suite comprising wash hand basin and low level WC. Part tiled walls, tiled flooring, radiator and double glazed frosted window.

FIRST FLOOR LANDING Built in storage cupboard, loft access and doors to bedrooms and bathroom.

BEDROOM 1 (12'3 x 10'8) Double glazed window to the front, radiator and door to en-suite shower room.



BEDROOM 1

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EN-SUITE SHOWER ROOM (7'7 x 4') Three piece suite comprising of double shower cubicle, wash hand basin and low level WC. Part tiled walls, tiled flooring, heated towel rail, spotlights to ceiling and double glazed frosted window.



EN-SUITE SHOWER ROOM

BEDROOM 2 (9' x 9') Radiator and double glazed window to the rear.



BEDROOM 2

BEDROOM 3 (9' x 7'3) Radiator and double glazed window to the rear.



BEDROOM 3

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FAMILY BATHROOM (8'5 x 5'5) Three piece suite comprising of shower over panelled bath, low level WC and wash hand basin. Tiled walls, ceiling spotlights, tiled flooring, heated towel rail and double glazed frosted window.



BATHROOM

OUTSIDE Block paved driveway to the front providing off street parking for two vehicles. To the rear of the property is a generous lawned garden with flag stone patio area and steps with solar lighting down to a further lawned garden with decked seating area and garden shed. External sockets, water supply and gate providing access to the side of the property.



REAR GARDEN

TENURE We are informed the tenure is Freehold

COUNCIL TAX We are informed the property is in 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.

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