

Cumbrian Properties

32 Finn Avenue, Carlisle



Price Region £95,000

EPC-

Semi-detached | 3 Bedrooms
1 reception room | 1 bathroom | No onward chain
18' dining kitchen | Front & rear gardens

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2/ 32 FINN AVENUE, OFF WIGTON ROAD, CARLISLE

A spacious three bedroom semi-detached property with a first floor shower room, ground floor cloakroom and front & rear gardens situated to the west of the city. The double glazed and gas central heated accommodation comprises of entrance hall, bay fronted lounge with gas fire, 18' dining kitchen and cloakroom. To the first floor are three good size bedrooms with fitted wardrobes to two of them and a three piece shower room. To the front of the property there is a low maintenance gravelled garden. Lawned rear garden with patio seating area and garden shed. Situated in close proximity to local shops, supermarkets, schools, the Cumberland Infirmary and just a short walk into the city centre, the property is sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

Entry via UPVC door into entrance hall

ENTRANCE HALL Radiator, staircase to the first floor and door to the lounge.

LOUNGE (13' max x 13'5 max into bay window) Double glazed bay window to the front, radiator, gas fire, coving to ceiling, understairs storage cupboard and door to the dining kitchen.



LOUNGE

DINING KITCHEN (18' x 9') Fitted kitchen incorporating an electric oven and four burner gas hob with extractor hood above, a 1.5 bowl sink unit with mixer tap, tiled splashbacks, plumbing for washing machine and space for tumble dryer. Space for dining table and chairs, under counter lighting, radiator and double glazed windows to the rear and side elevations. Door to rear hallway.

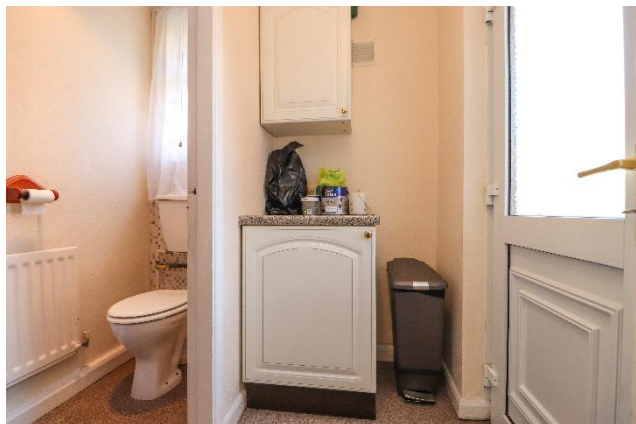


DINING KITCHEN

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REAR HALLWAY Wall and base storage units, door to cloakroom and UVC door leading out to the rear garden.

WC Low level WC, radiator and double glazed frosted window.



REAR HALLWAY AND WC

FIRST FLOOR LANDING Original glass sky light and doors to bedrooms and shower room. Access to part boarded loft space via a drop down ladder.

BEDROOM 1 (12' max x 8'5 max) A range of fitted wardrobes and bedroom furniture, radiator and double glazed window to the front.



BEDROOM 1

BEDROOM 2 (10'8 max x 9' max) A range of fitted wardrobes – one housing the water tank, radiator and double glazed window to the rear.



BEDROOM 28

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BEDROOM 3 (9' max x 8'7 max) Radiator and double glazed window to the front.



BEDROOM 3

SHOWER ROOM (8'9 max x 5'8 max) Three piece suite comprising of shower cubicle, vanity unit wash hand basin and low level WC. Tiled walls, radiator and double glazed frosted window.



SHOWER ROOM

OUTSIDE Low maintenance shilled front garden and gate providing pedestrian access to the rear garden alongwith on street parking. To the rear is a lawned garden with a flag stone patio seating area, garden shed and external water supply.



REAR GARDEN

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TENURE We are informed the tenure is Freehold

COUNCIL TAX We are informed the property is in tax band A

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