

Cumbrian Properties

18 Cairn Crescent, Corby Hill



Price Region £275,000

EPC-D

Detached property | Popular residential area
1 reception room | 3 double bedrooms | 1 bathroom
Gated driveway | Generous plot | Cul-de-sac location

01228 599940
2 Lonsdale Street, Carlisle CA1 1DB

www.cumbrian-properties.co.uk
properties@cumbrian-properties.co.uk

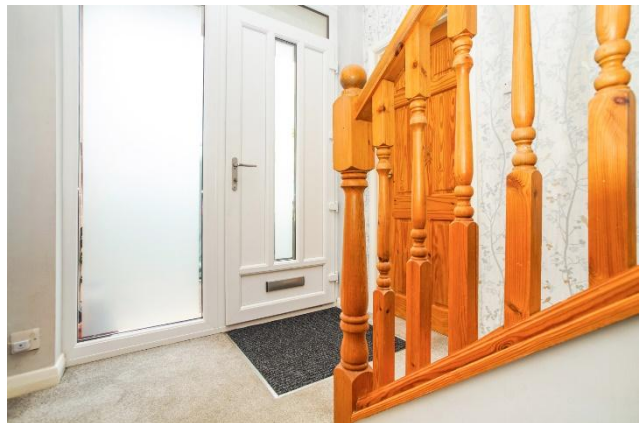
2/ CAIRN CRESCENT, CORBY HILL, CARLISLE

This beautifully presented and generously proportioned three double bedroom detached property is situated on a quiet cul-de-sac in a popular area, ideally located mid-way between Carlisle and market town of Brampton. This attractive property offers versatile living space across 3 floors with split-level living, making it an ideal choice for families seeking comfort, space, and convenience. To the ground floor there is a three piece family bathroom and useful utility room. To the first floor you will find a spacious lounge, dining room, fitted kitchen, cloakroom, inner hallway and three double bedrooms, making this property an ideal family home. To the outside of the property, there is a generous lawned garden to the rear with a laid flagstone patio area providing the ideal spot for outdoor dining or relaxing. To the front, a block-paved and gated driveway offers ample off-road parking. This home is beautifully maintained and ready to move into, combining peaceful cul-de-sac living with easy access to local amenities, excellent transport links, and the surrounding countryside.

The accommodation with approximate measurements briefly comprises:

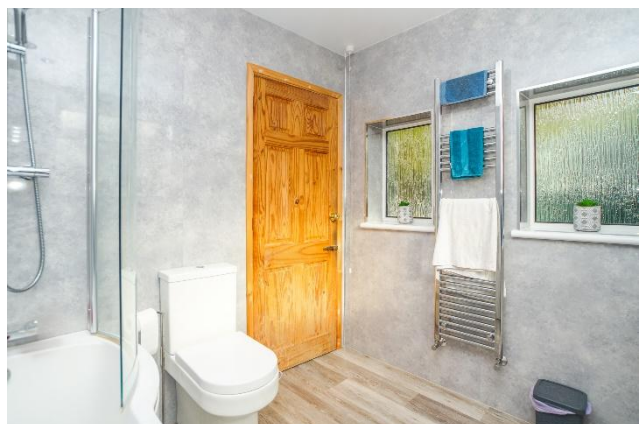
Entrance to the property leads to the entrance hall.

ENTRANCE HALL Frosted double glazed full length window to the front, staircase to the first floor and staircase to lower level, doors to the family bathroom and utility room.



ENTRANCE HALL

FAMILY BATHROOM (8'5 x 8') Three piece suite comprising WC, sink with mixer tap, panelled bath with mixer tap and shower over the bath. Two heated towel rails, frosted double glazed UPVC windows to the front and side, wood effect laminate flooring, panelled walls and panelled ceiling.

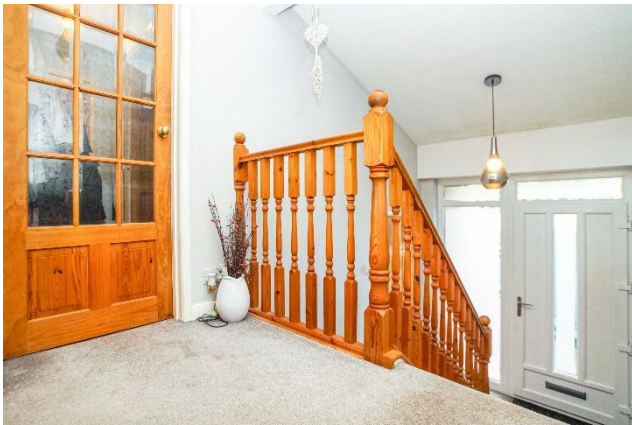


3/ CAIRN CRESCENT, CORBY HILL, CARLISLE

UTILITY ROOM (10' x 9') Double glazed UPVC window to the front, radiator, sink, fitted worktops and cupboards, plumbing for washing machine, frosted double glazed UPVC door to the side and walk-in storage cupboards which houses the Baxi gas combi-boiler.

FIRST FLOOR

LANDING Doors to the lounge, kitchen and inner hall.



FIRST FLOOR LANDING

KITCHEN (12' x 12') Sink with mixer tap, tiled splashback surrounding worktops, freestanding oven & grill with four burner gas hob and dishwasher. Wood effect laminate flooring and double glazed UPVC window to the side. Kitchen leads through to the dining room.



KITCHEN

DINING ROOM (11' x 9') Double glazed UPVC window to the rear and radiator.



4/ CAIRN CRESCENT, CORBY HILL, CARLISLE

LOUNGE (15'5 x 14') Double glazed UPVC window to the rear, two radiators and electric fire with fireplace.



LOUNGE

INNER HALLWAY (9' x 7') Currently being used as gaming room, could be utilised as office space. Shelled storage cupboard and door to cloakroom.

CLOAKROOM (6' x 4') Two piece suite comprising WC and sink with mixer tap and tiled splashback.



CLOAKROOM

LOWER LEVEL

INNER HALL Radiator, shelved storage cupboard and doors to three bedrooms.

BEDROOM 1 (13' x 12') Double glazed UPVC window to the rear, radiator, fitted wardrobes with sliding mirrored doors and fitted cupboards.



5/ CAIRN CRESCENT, CORBY HILL, CARLISLE

BEDROOM 2 (12' x 9'5) Double glazed UPVC window to the side and radiator.



BEDROOM 2

BEDROOM 3 (13' x 11') Double glazed UPVC window to the rear and fitted storage cupboards.



BEDROOM 3

OUTSIDE To the rear of the property is a fenced low-maintenance garden comprising lawn, laid flagstones, laid shillies, elevated shrubs, bushes and trees and sandstone rockery. A patio area to the side comprising laid flagstone, a timber shed and external water tap. To the front of the property, is a block paved gated driveway along with path to both sides of the detached property.

TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is Tax Band D.

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.