



27 Pennine Gardens

Carlisle, Cumbria, CA1 3QG

Found in excellent condition this 2 bed first floor flat located just to the South of Carlisle city centre. The area is well served with an excellent range of amenities and facilities as well as regular bus route providing a service to the city centre. The property briefly comprises: - Ent hall, lounge, kitchen, bathroom, 2 bedrooms, external communal gardens and utility store room.

Guide Price: £53,500



- Found in Excellent Condition
- Close to Amenities / Facilities
- Regular Transport Links
- Easy Access to City Centre
- 2 Bed First Floor Flat
- Lounge, Kitchen & Bathroom
- Utility Store & Storage Cupboard
- Communal Gardens

DIRECTIONS

From Carlisle city centre, head South on London Road turning left onto Eastern Way. Turn right onto Arnside Road and take the first left onto Pennine Way. Pennine Gardens is just off Pennine Way on the left-hand side and the property can be identified by an H&H King ' For Sale' sign.

SUMMARY

The property is located to the South of the city centre, which is well served with a superb range of local amenities and facilities including shops, hairdressers, supermarkets, sports facilities, recreational playing fields and parks.

The area further benefits from being within the catchment areas for a number of desirable nurseries, primary and secondary schools.

Excellent access to the city centre, regular bus service throughout the city and easy access to the M6 & A69 at Junction 43.

For sports enthusiasts the property is located close to the local Squash club, Rugby club, Football club and Golf club.

PARTICULARS

(All measurements are approximate)

COMMUNAL ENTRANCE Stairs up to the first floor. Secure door entry. Post box. Utility store with plumbing for an automatic washing machine. Second storage cupboard. Door into the flat.



ENTRANCE HALLWAY Front door into the hallway. Doors off to the accommodation. Radiator. Fitted carpet. Wall mounted hand set for the secure door entry system.

LOUNGE 4.17m x 4.11m (13'8" x 13'6") Door to the kitchen. uPVC sealed unit double glazing. Radiator. Fitted carpet. TV Point.

KITCHEN 2.4m x 2.3m (7'10" x 7'7") Modern fitted kitchen with a range of wall and base units which have complementing worksurfaces. Stainless steel sink drainer unit with mixer tap. Integrated appliances. uPVC sealed unit double glazing. Built in fridge freezer.

BEDROOM ONE 3.7m x 3.1m (12'2" x 10'2") Double bedroom with uPVC sealed unit double glazing. Fitted carpet. Radiator.

BEDROOM TWO 2.62m x 2.5m (8'7" x 8'2") With uPVC sealed unit double glazing. Radiator. Fitted carpet. Built in storage cupboards.

BATHROOM Has a fitted three-piece suite comprising panelled bath with shower screen and shower unit over, low suite w/c and wash hand basin. Heated towel rail. Wet wall panels.

OUTSIDE Communal gardens laid to lawn with paths. Outhouse.

SERVICES Mains services are connected but have not been tested.

COUNCIL TAX Band 'A'

TENURE Leasehold

LOCAL AUTHORITY Carlisle City Council, Carlisle 01228 817000

VIEWING Strictly by appointment through our Carlisle Office.



ENERGY PERFORMANCE GRAPH

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	74	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales	EU Directive 2002/91/EC		

2/2A Lowther Street, Carlisle, CA3 8DA
Tel: 01228 810 799

Email: carlisle@hhking.co.uk

Also at Penrith Tel: 01768 840619