

# Cumbrian Properties

## 13 Harraby Green Road, Carlisle



**Price Region £165,000**

**EPC-C**

Terraced property | Close to city centre  
2 reception rooms | 3 bedrooms | 2 bathrooms  
Garage | Rear yard and separate lawned garden

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2/ 13 HARRABY GREEN ROAD, CARLISLE

A well presented and substantial three bedroom terraced property with rear flagged yard and a further lawned garden with parking for two vehicles and timber built garage. The double glazed and gas central heated accommodation briefly comprises of vestibule, entrance hall, lounge, dining room, kitchen, ground floor bathroom and cellar. To the first floor are three bedrooms with ensuite to Master.

The double glazed and central heated accommodation with approximate measurements briefly comprises:

**VESTIBULE** Glazed door into entrance hall.

**ENTRANCE HALL** Impressive hallway with coving to ceiling, mahogany wood flooring, door to lounge, staircase to the first floor and archway to dining room.



ENTRANCE HALL

**LOUNGE (14' max x 13')** Coving to ceiling, picture rail and feature brick built fireplace with stove effect gas fire and wooden surround. Radiator, two double glazed windows and double doors leading to dining room.



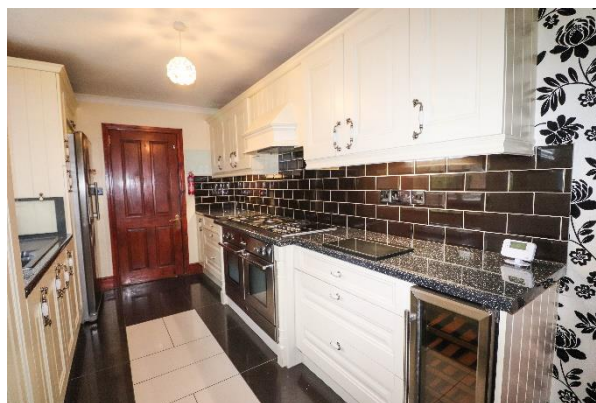
**DINING ROOM (14'9 x 14'4)** Coal effect gas fire with tiled hearth and wooden surround (decorative purposes only – not connected). Picture rail, radiator, double glazed window and door with step down to kitchen.





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**KITCHEN (21' x 8')** Fitted kitchen with a 1.5 bowl sink with mixer tap, integrated Rangemaster oven with five burner gas hob and extractor above. Integrated wine fridge, integrated dishwasher and washing machine. American style fridge/freezer, tiled flooring, two double glazed windows and coving to ceiling. Doors to cellar and rear hallway.



KITCHEN

**REAR HALLWAY** Space for tumble dryer, built in storage cupboard, loft access, tiled flooring, door to bathroom and UPVC door to the rear yard.

**BATHROOM (8' x 8'7)** Four piece bathroom suite comprising of corner tiled shower cubicle, panelled bath, wash hand basin and WC. Tiled flooring, panelled ceiling, radiator and double glazed frosted window.



BATHROOM

**FIRST FLOOR LANDING** Mahogany wood flooring, coving to ceiling, double glazed window and doors to bedrooms.

**BEDROOM 1 (13' max x 8'10 to fitted wardrobes)** Double glazed window, radiator, fitted wardrobes and door to en-suite shower room.

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BEDROOM 1



**EN-SUITE SHOWER ROOM** Fully tiled en-suite with corner shower cubicle, wash hand basin, WC and double glazed frosted window.



EN-SUITE TO BEDROOM 1

**BEDROOM 2 (14'5 x 10'8)** Radiator and double glazed window.



BEDROOM 2



**BEDROOM 3 (11' x 7'2)** Double glazed window, radiator, picture rail and loft access.



BEDROOM 3



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**OUTSIDE** To the rear of the property are steps down to a low maintenance flagged yard with borders, outside water tap and gated access to the rear lane. Behind the rear lane is a lawned garden, parking for two cars and a timber built garage.



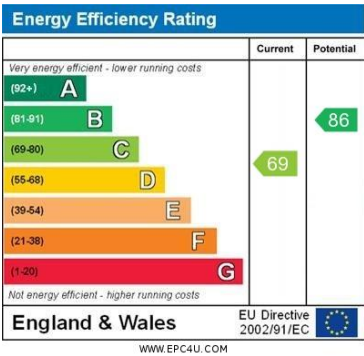
REAR YARD



GARDEN

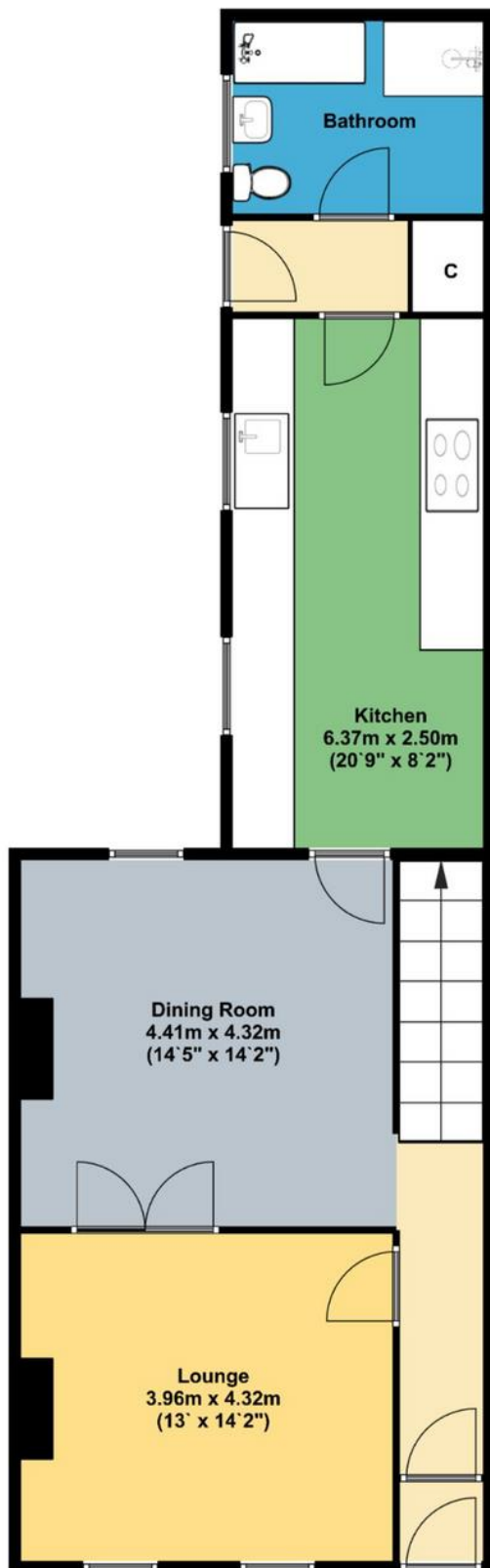


GARAGE

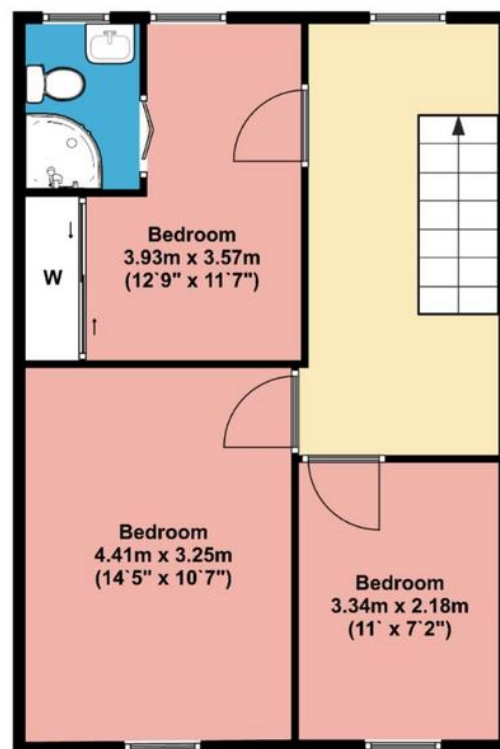


**TENURE** Freehold

**COUNCIL TAX** B



Ground Floor



First Floor