



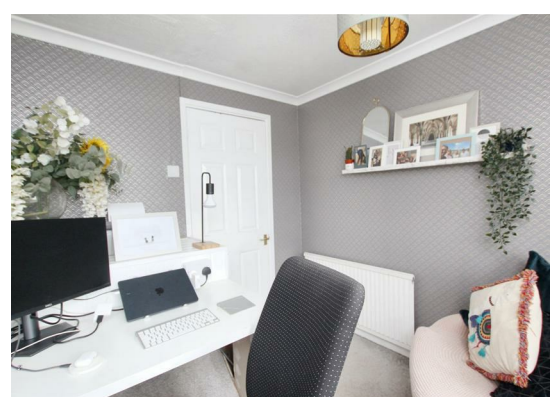
AB Properties



19 Larkspur Way
, Carlisle, ML8 5TD

Offers over £152,500







A spacious semi detached property in a sought after residential area of Carlisle, a short walk to Tesco, Carlisle train station and a 10 minute walk to Carlisle town centre.

This warm and welcoming property is set over two levels. The ground floor features a welcoming entrance hallway leading to a well appointed kitchen with ample work surface and cabinet storage. In addition, a spacious lounge and cosy dining area is bathed in natural light through glazed, sliding doors overlooking the south facing garden. A large under-stair cupboard provides additional storage and access to the modern, recently installed gas combi boiler, with 3 years warranty still to run.

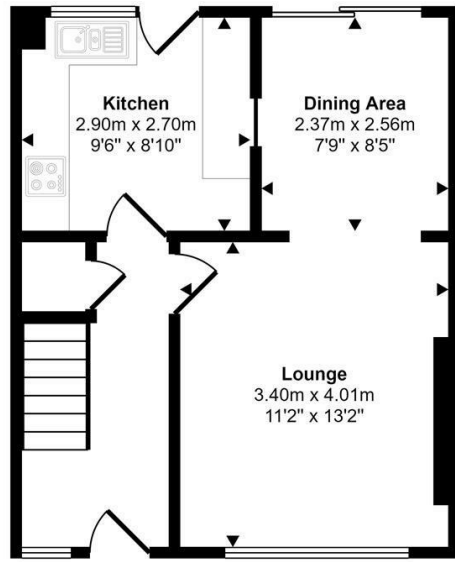
There are three good sized bedrooms upstairs, one benefitting from south facing windows and large built in storage, whilst a contemporary bathroom suite with vanity sink and shower over bath offers a high quality feel and finish. One of the bedrooms benefits from having full length wardrobes to provide ample storage.

Recently serviced gas central heating, uPVC double glazed doors and windows ensure the property retains warmth in the winter months and is cheap to run all year round. A smart home hub is installed which allows remote management of home heating and lighting preferences from your smartphone, especially useful for planning around work or school routines or when away on holidays.

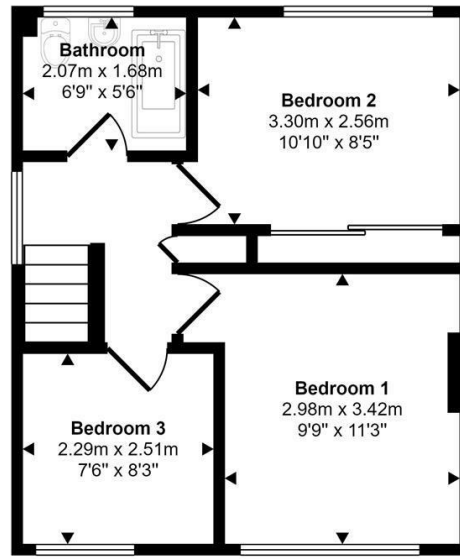
The property benefits from wrap-around external access, including a small grass and shrub garden facing the street, a large driveway offering space for off street parking, a garage providing further secure lock-up or garden storage and a well proportioned south aspect, fully enclosed garden finished neatly in low maintenance decorative chipping and paving with the welcome addition of a sun-trap patio space.



Approx Gross Internal Area
73 sq m / 786 sq ft

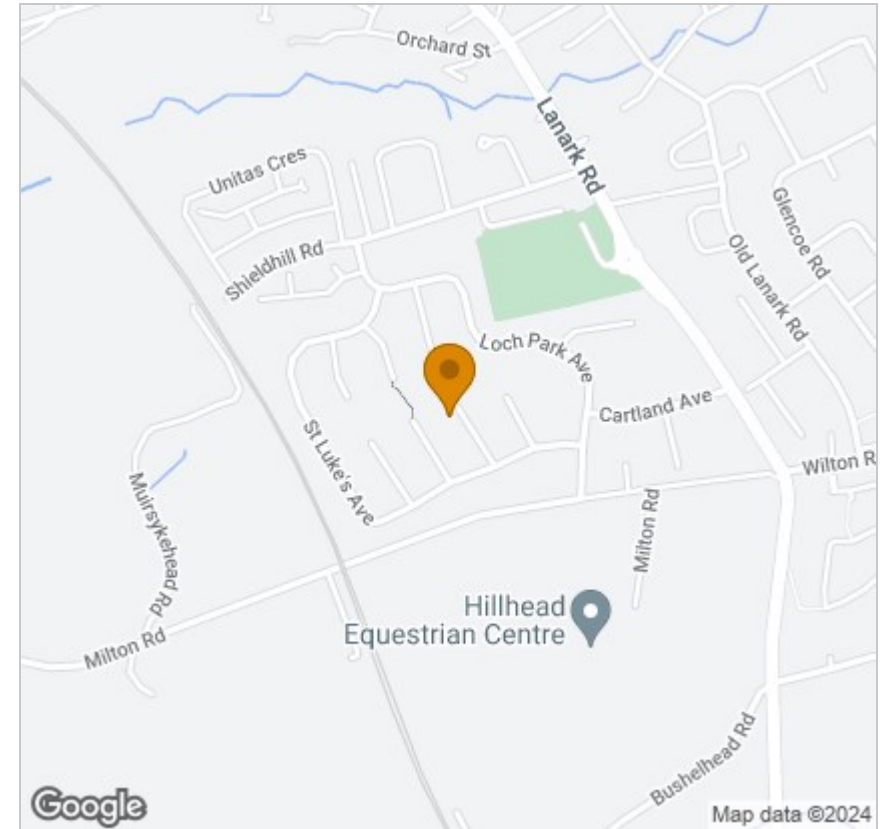


Ground Floor
Approx 36 sq m / 392 sq ft



First Floor
Approx 37 sq m / 394 sq ft

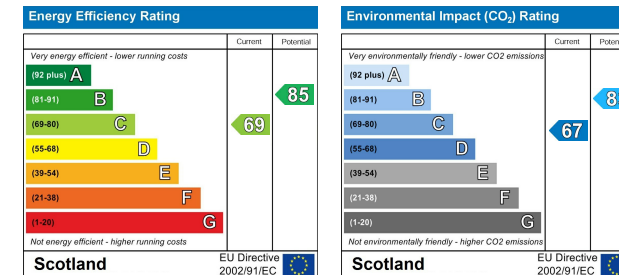
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Viewing

Please contact our AB Properties Office on 01555 660077 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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