



AB Properties

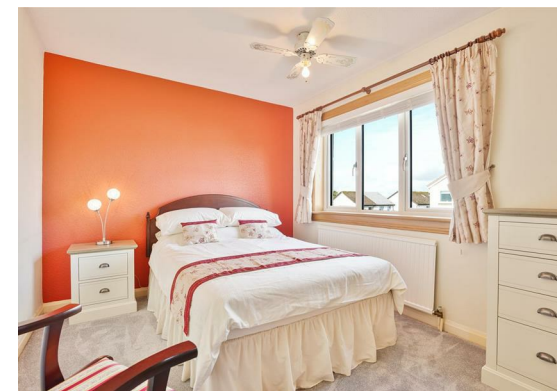


4 North Avenue

, Carlisle, ML8 5TR

Offers over £219,995







**** CLOSING DATE - WEDNESDAY 8TH OF OCTOBER AT 12 NOON ****

A rarely available five-bedroom detached property, positioned within one of Carlisle's most sought-after residential addresses.

This generously proportioned family home offers flexible accommodation arranged over two levels.

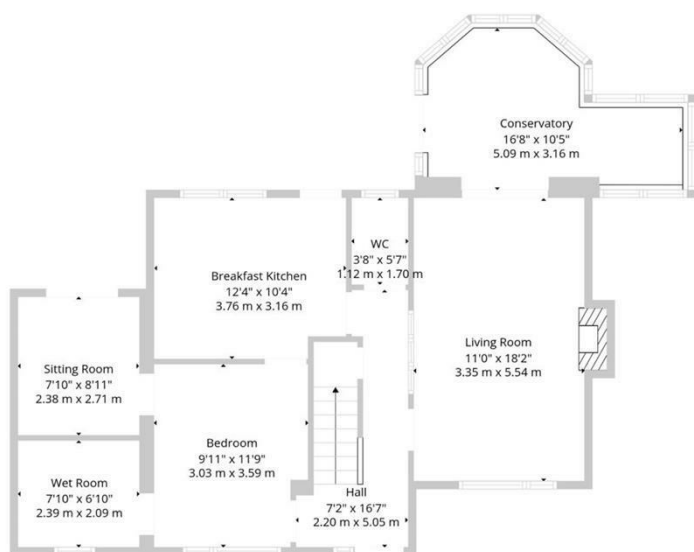
On the ground floor, the accommodation comprises a welcoming reception hallway with storage, a bright and spacious lounge with feature fireplace and patio doors leading to a large conservatory overlooking the rear garden. There is also a breakfasting kitchen fitted with a range of appliances including a dishwasher, fridge-freezer, mid-height microwave and oven, ceramic hob, and extractor hood. Completing the lower level is a convenient WC, ground-floor wet room, an additional sitting room and fifth bedroom – ideal for flexible family living or those requiring accommodation on one level.

The upper floor provides four further bedrooms, all benefiting from fitted wardrobes, and a family bathroom.

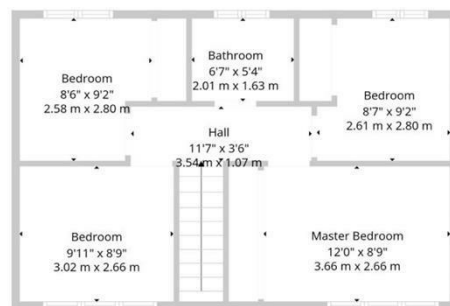
Externally, the property enjoys private, low-maintenance garden grounds to the front and rear. A paved Monoblock driveway to the front offers ample off-street parking.

Set within a desirable and well-established location, close to local amenities, schools, and transport links, this property presents an excellent opportunity for those looking to create a wonderful family home. Early viewing is highly recommended.



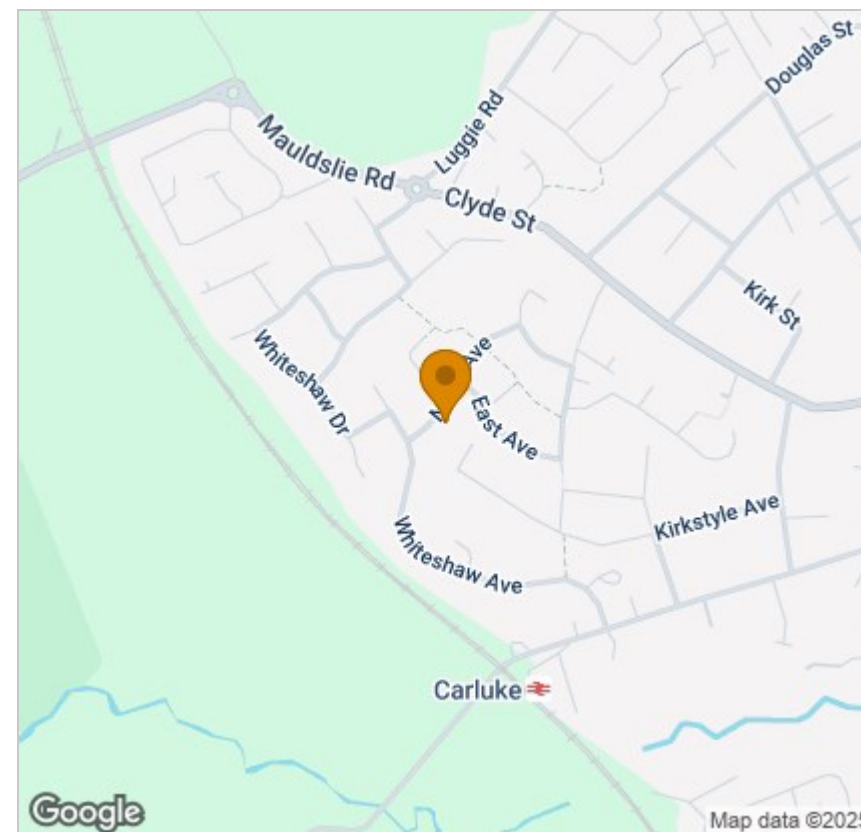


Floor 1

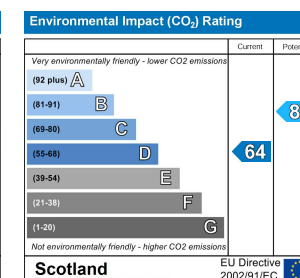
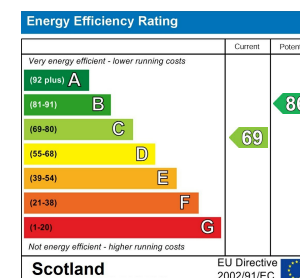


Floor 2

TOTAL: 1363 sq. ft, 127 m2
 FLOOR 1: 858 sq. ft, 80 m2, FLOOR 2: 505 sq. ft, 47 m2
 EXCLUDED AREAS: FIREPLACE: 7 sq. ft, 1 m2, WALLS: 126 sq. ft, 11 m2



Energy Efficiency Graph



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

19 Bannatyne Street, Lanark, Lanarkshire, ML11 7JR
 Tel: 01555 660077 Email: admin@ab-properties.co.uk ab-properties.co.uk