

FOR SALE

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AB Properties

59 Cullen Crescent  
, Carlisle, ML8 4SH

Offers over £208,000











Located within a highly sought-after, family-friendly street, this impressive three bedroom semi-detached property has been finished to an exceptional standard throughout and offers a perfect blend of comfort, style, and modern living.

The accommodation begins with a welcoming entrance hallway leading to a convenient downstairs WC. The bright and spacious lounge is a true standout feature — beautifully decorated, filled with natural light, and centred around a charming electric log-burning stove, creating a warm and inviting atmosphere.

To the rear, the stylish breakfasting kitchen has been finished with modern units and fitted with high-quality integrated appliances, including a gas hob, electric double oven, integrated washing machine, dishwasher and fridge freezer.

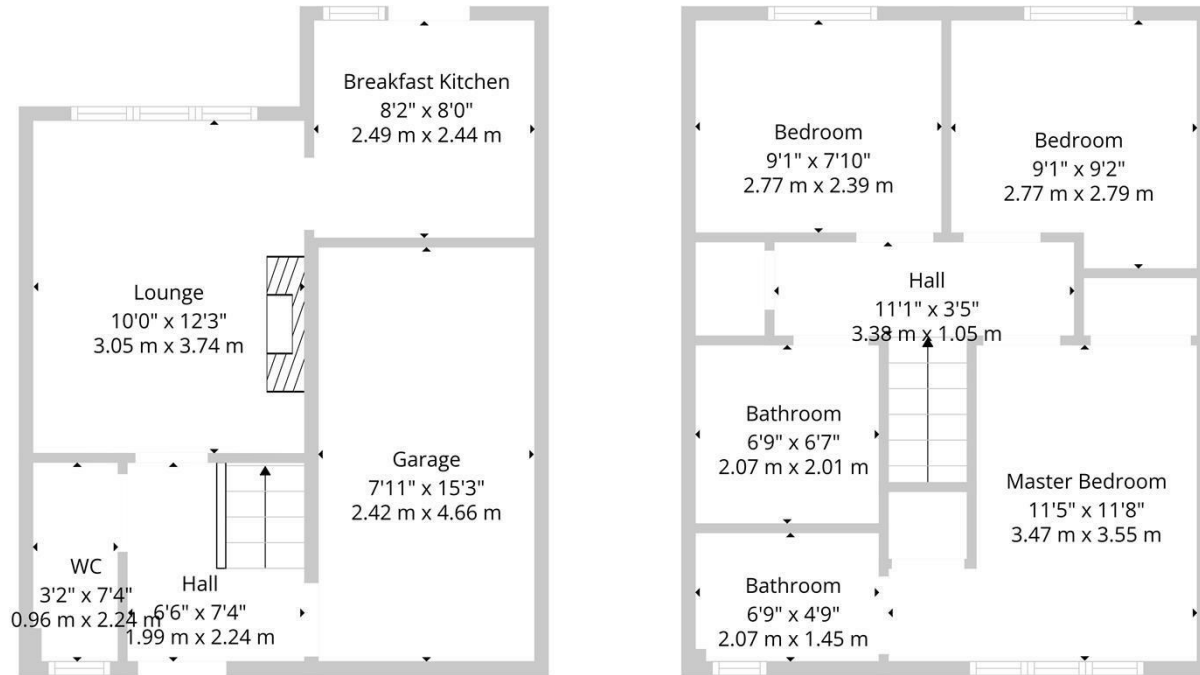
Upstairs, the property offers three well-proportioned bedrooms, including a lovely master with en-suite and built-in wardrobes. Each room is tastefully finished and provides ample space for bedroom furniture. The fresh and modern family bathroom completes the accommodation.

Externally, the home continues to impress. The beautifully landscaped rear garden features a stylish pergola, creating a charming outdoor seating or dining area — perfect for relaxing. The garden is fully enclosed and low-maintenance with a gorgeous patio area and astro-turf lawn.

Further benefits include gas central heating, double glazing, and an integral garage. A mono-blocked driveway provides convenient off-street parking.







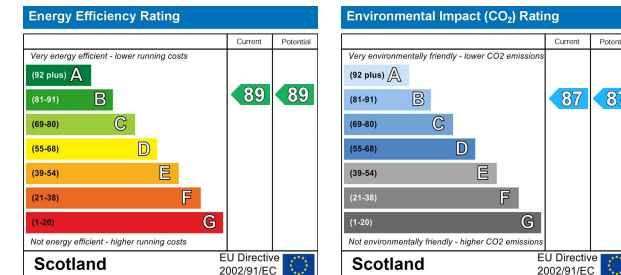
Ground Floor

1st Floor

**TOTAL: 716 sq. ft, 67 m2**  
 Ground floor: 278 sq. ft, 26 m2, 1st floor: 438 sq. ft, 41 m2  
 EXCLUDED AREAS: GARAGE: 122 sq. ft, 11 m2, WALLS: 62 sq. ft, 6 m2  
Illustration For Identification Purposes Only - Measurements Are Approximate



## 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.

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