



13 Levens Drive, Carlisle, CA2 6JF.

Guide Price £170,000

PFK

13 Levens Drive

Carlisle

A two bedroom semi detached home set within a well regarded residential area of Carlisle, this extended two bedroom semi detached property enjoys a lovely position, set back from the road by a green park strip.

While requiring a degree of modernisation, the home offers excellent potential and is complemented by an ample driveway to the front leading to a garage, along with lawned gardens to both the front and rear.

The extended ground floor accommodation includes an entrance hall, a spacious through lounge/dining room and a dining kitchen which overlooks the rear garden. To the first floor there are two double bedrooms and a bathroom.

Well positioned in a desirable part of Carlisle, this property represents a fantastic opportunity to create a wonderful home.

- Tenure: Freehold
- Council Tax Band: B
- EPC rating C





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ACCOMMODATION

Ground Floor

Hallway

3' 8" x 4' 3" (1.12m x 1.30m)

Living / Dining Room

22' 11" x 12' 7" (6.98m x 3.84m)

Dining Kitchen

15' 11" x 9' 11" (4.84m x 3.01m)

First Floor

Landing

6' 2" x 6' 11" (1.87m x 2.11m)

Bedroom 1

13' 9" x 10' 6" (4.20m x 3.21m)

Bedroom 2

9' 7" x 12' 8" (2.91m x 3.85m)

Bathroom

6' 2" x 5' 7" (1.87m x 1.69m)



Outside

Driveway Leading to Garage

Front Garden: Lawned front garden with access to main entrance and side gate providing access to the side.

Rear Garden: Gated access from the front to side storage area and access to the rear lawned garden with paved patio.

ADDITIONAL INFORMATION

Directions

13 Levens Drive can be located using the postcode CA2 6JF or alternatively by using What3Words: ///rescue.spark.senses

Services

Mains water, drainage, electricity and gas heating. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.





Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd – completion of sale or purchase – £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances – average referral fee earned in 2023 was £222.00; M & G EPCs Ltd – EPC/Floorplan Referrals – EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

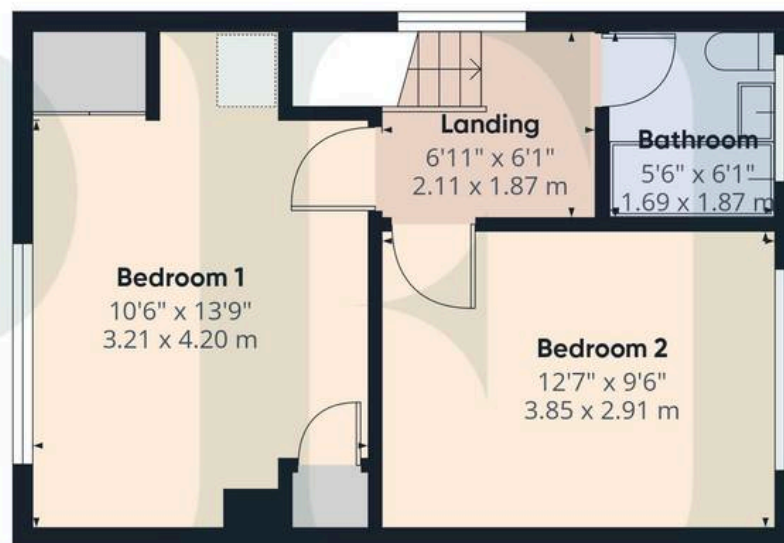


Floor 0

Approximate total area⁽¹⁾

846 ft²

78.7 m²

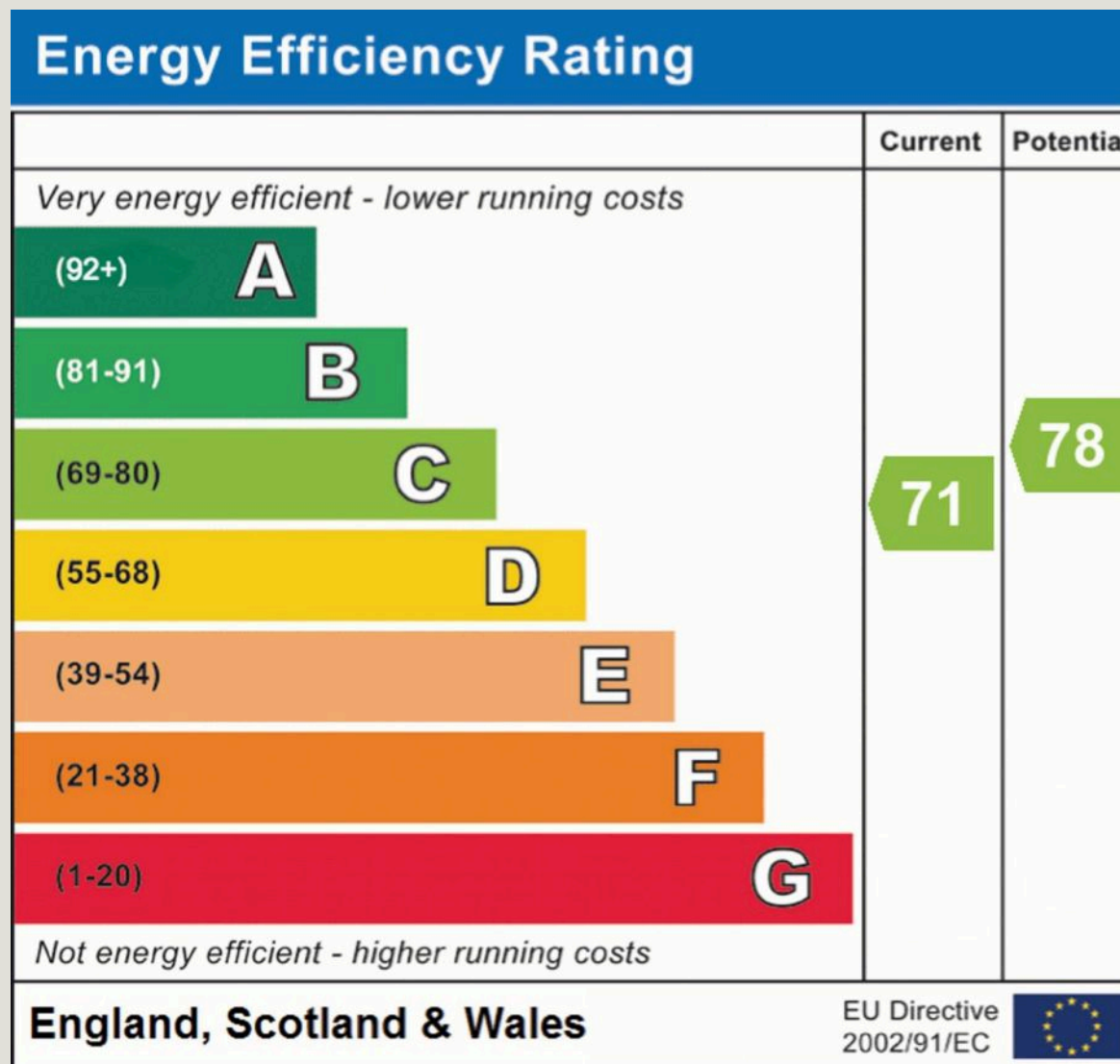


Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



PFK Estate Agents

9-10 Devonshire Chambers, Penrith, Cumbria - CA11 7SS

01768 862135

penrith@pfk.co.uk

www.pfk.co.uk

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