



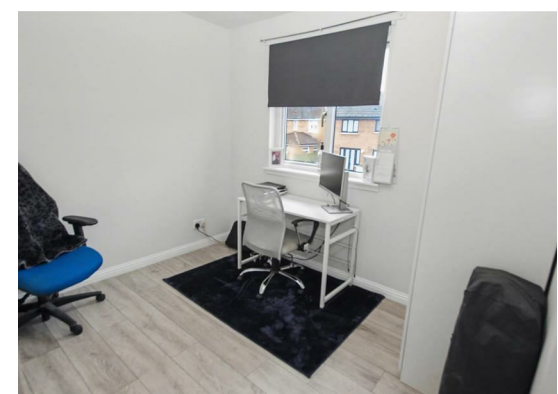
AB Properties



15 Samson Crescent  
, Carlisle, ML8 4RP

Offers over £239,995







Set within a prestigious development on the edge of Carlisle, AB Properties are delighted to welcome to the market this beautifully presented three bedroom detached villa.

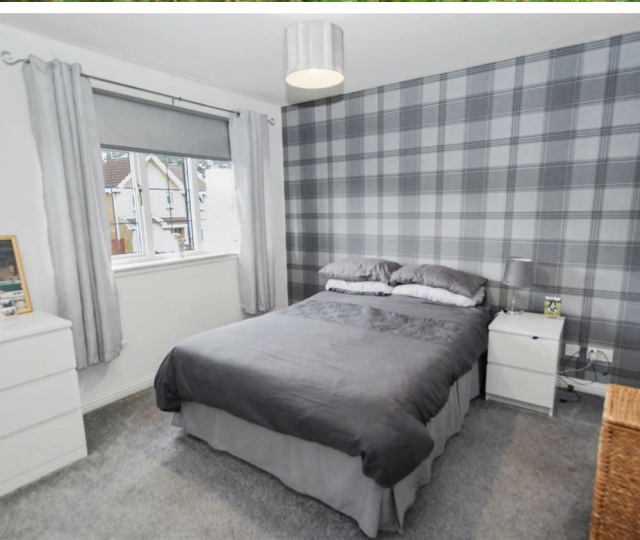
This family home boasts generous accommodation throughout with the ground floor comprising of a welcoming entrance vestibule, a bright and spacious lounge which is open plan to a dining area, and a large conservatory. There is also a convenient wc and a modern breakfasting kitchen with a range of appliances including; a fridge-freezer, mid-height oven, gas hob and extractor hood.

The upper level comprises of a stylish family bathroom with shower over the bath and three generously sized double bedrooms with fitted wardrobes/storage, the master further benefits from a contemporary ensuite shower room.

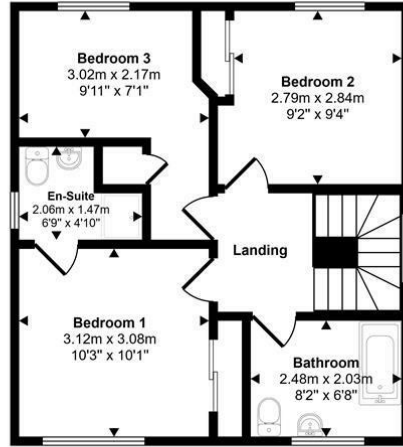
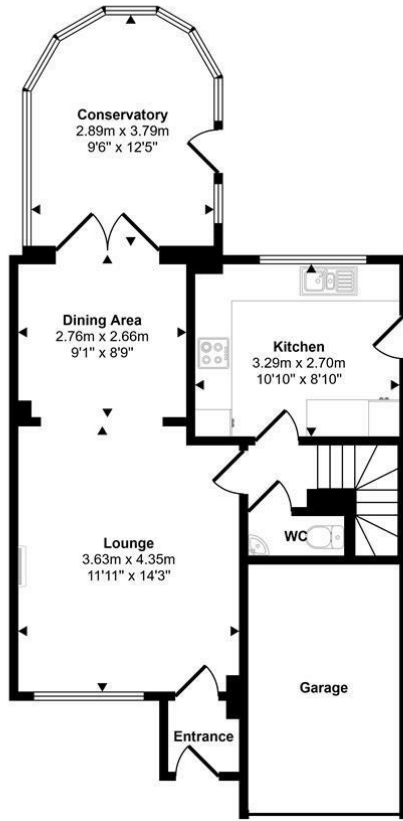
The property is heated via gas central heating and double glazed windows are installed throughout.

Externally, to the front of the property is a modest lawn and extensive monobloc driveway leading to a single garage. The private rear garden comprises of a generous lawn and decked patio area.

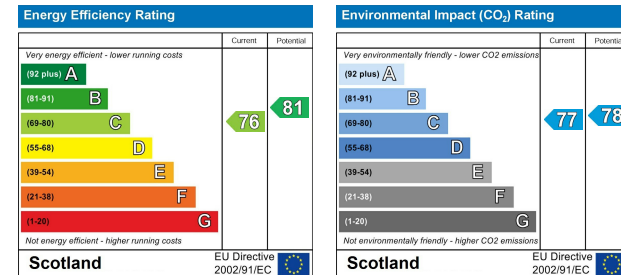
Carlisle is a popular commuter town with excellent schools, shopping and recreational facilities, parks, and walkways. The property sits only a short walk from Carlisle Train Station where trains run regularly direct to Glasgow and Edinburgh. The nearby M74 and M8 give access to Glasgow and The West.



Approx Gross Internal Area  
105 sq m / 1132 sq ft



### 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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