4 Chapel Brow, Carlisle, CA1 2PP

Guide price £114,995

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4 Chapel Brow

Carlisle, CA1 2PP

- BRAND NEW FITTED KITCHEN
- Handy for the M6 & City Centre
- 2 Double Bedrooms
- Large Living Room & Kitchen
- Private Parking Space
- Beautiful 2 Bed First-Floor Apartment
- Close to Amenities, Shops & Schools
- Bathroom & En-Suite
- Well-Maintained Grounds
- Carpets & Blinds Less Than 2 Years Old Included

*** BRAND NEW KITCHEN*** Motivated seller & offered for sale with no onward chain, is this spacious 2 bed, 2 bath modern apartment, perfect for professional couples, first time buyers or young families. Located in a quiet residential area of Carlisle to the East of the city offering the occupant ease of access to the M6, city centre and a range of shops and amenities. The property features a large entrance hall with ample storage space, a brand new modern kitchen with fitted appliances, open plan living dining room, 2 double bedrooms, main family bathroom and en-suite shower room. There is allocated parking for the apartment with ample visitor spaces also available. The development has well maintained grounds and a key code entry system.

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Entrance Hallway 6'8" x 5'9" (2.04 x 1.76)
From the communal hallway there is a front door leading into the entrance hall. There is a small storage cupboard and a door into the kitchen.

Living Room 21'7" x 13'0" (6.58 x 3.97)
A large living room / dining room with two windows to the front and rear elevation with secondary glazing. There is fitted carpet. An electric panel heated and an electric fireplace.

Kitchen 9'8" x 6'10" (2.95 x 2.10)
Has a range of fitted wall and base units with complementing worksurfaces, tiled splashbacks and a stainless steel sink drainer unit. Window to the rear elevation with secondary glazing. Wooden flooring.

Hallway 11'9" x 7'4" (3.60 x 2.24)
With doors off to the bedrooms and bathroom. There is an airing cupboard housing the hot water cylinder, fitted carpet and a window to the front elevation with secondary glazing.

Primary Bedroom 17'0" x 12'0" (5.20 x 3.67)
A large double bedroom with a window to the rear elevation with secondary glazing. Electric panel heater. Fitted carpet. Door to the en-suite.

En-Suite Shower Room 8'4" x 6'0" (2.56 x 1.83)
Has a fitted three-piece suite comprising a glass shower cubicle containing a mains shower unit with tiled wall coverings, a low level w.c and a sink unit. Lino flooring. Extractor fan. Window to the front elevation with opaque glass and secondary glazing.

Bedroom Two 12'7" x 7'3" (3.84 x 2.22)
A spacious double bedroom with fitted carpet and a window to the rear elevation. Electric panel heater.

Bathroom 8'11" x 6'3" (2.73 x 1.92)
Has a fitted three-piece suite comprising a panelled bath, low level w.c and a sink unit. Part tiled walls and floor coverings. Extractor fan.

Viewings
Strictly by appointment via Lakes Estates. Please contact the office where a member of staff will be happy to make arrangements for you.

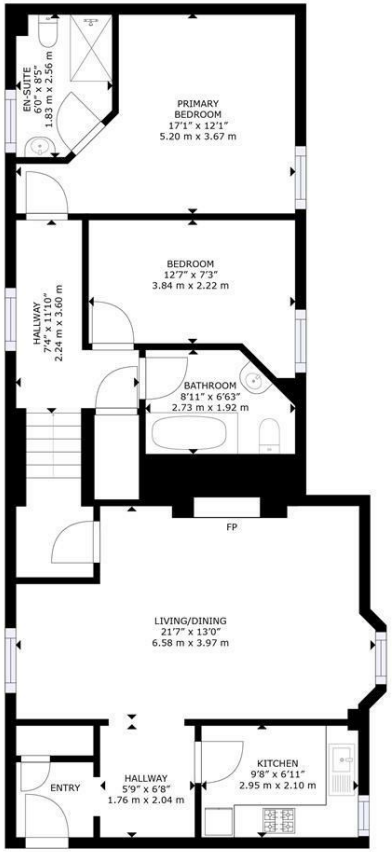
Services
Mains electricity, drainage and water are connected. Fibre optic broadband.

Please Note
These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Lakes Estates has the authority to make or give any representation or warranty in relation to the property. All mention of appliances / fixtures and fittings in these details have not been tested and therefore cannot be guaranteed to be in working order.

Anti-Money Laundering (AML) Checks;
When your offer is accepted, we're legally required to verify your identity. This is carried out by a third-party company at the following costs:
Buying in personal name: £40 (inc. VAT)
Company purchase: £120 (inc. VAT)
These fees are non-refundable, and the purchase cannot proceed until checks are complete.

Directions
From Carlisle city centre, head East on Warwick Road / A69. Turn right onto Victoria Road and proceed onto Durranhill Road. At the mini roundabout take the second exit and proceed on Durranhill Road. After approximately half a mile Chapel Brow can be found on the left hand side.

Floor Plans

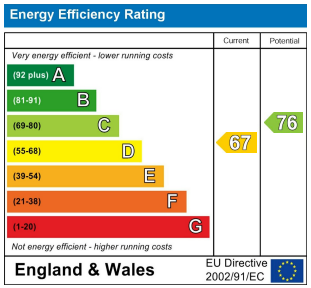


FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN: 926 sq. ft, 86 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Location Map

Energy Performance Graph



Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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