



9 Avon Close, Morton West, Carlisle, CA2 6RZ

£140,000

Tiffen & Co  
estate agents 1893



A semi detached home situated to the west of the city, conveniently located within easy reach of the city bypass and many local amenities, including primary and secondary schools, church, public houses, local shops and regular bus services.

The accommodation on offer briefly comprises: Entrance hall, Lounge with modern inset fireplace and dining space with doors through to the kitchen and the conservatory. The kitchen has a range of wall and base units, one and a half bowl stainless steel sink and space for appliances. The conservatory has a tiled floor and doors to the rear garden. There is also a utility room with access to the garage. To the first floor are three bedrooms, two doubles, one of which has built in storage cupboards and one single with a built in storage.

Externally there is a lawned garden to the front of the property with driveway leading to the garage, whilst to the rear is a lawned garden, with patio area shed and wood panel boundary fencing.

### ROOM DIMENSIONS

#### HALLWAY

**LOUNGE/DINING ROOM**  
23' 03" x 15' 00" (7.09m x 4.57m)

**CONSERVATORY**  
9' 08" x 9' 02" (2.95m x 2.79m)

**KITCHEN**  
10' 02" x 8' 00" (3.1m x 2.44m)

**UTILITY**  
8' 00" x 7' 10" (2.44m x 2.39m)

#### LANDING

**BEDROOM**  
12' 01" x 11' 05" (3.68m x 3.48m)

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12' 01" x 11' 01" (3.68m x 3.38m)

**BEDROOM**  
7' 09" x 6' 07" (2.36m x 2.01m)

**BATHROOM**  
6' 11" x 5' 08" (2.11m x 1.73m)

**GARAGE**  
16' 04" x 11' 01" (4.98m x 3.38m)

#### OUTSIDE

Lawned garden with driveway to the front and lawned garden with patio to the rear.

#### SERVICES

Mains gas, water, electricity and drainage. Gas central heating from a combination boiler (not tested) serving radiators as indicated.

Council Tax Band: B

Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
England & Wales EU Directive 2002/91/EC			

