

FOR SALE

OFFERS OVER
£138,000



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3 BEDROOM SEMI-DETACHED VILLA

Avon Avenue
ML8 5DD

Council Band D

Popular Location | Living Room | Dining Room | Kitchen | Bathroom | Three Bedrooms | Gas
Central Heating | Double Glazing | Gardens | Driveway & Garage | EPC - D



Arrange a viewing: 01555 661435
www.morisonandsmith.com





43 Avon Avenue, Carlisle, ML8 5DD

Seldom available in this sought after residential area of Carlisle, this semi-detached property comprises; Entrance Hallway, Living Room, Dining Room, Kitchen, Three Bedrooms, Bathroom, Gas Central Heating, Double Glazing, Driveway, Detached Garage, Gardens to Front & Rear. EPC Rating - D

The entrance hallway leads into the living room and also gives access to the stairway to the upper floor. There is a large cupboard in the hallway which gives excellent storage.

The living room is to the front of the property having a large window overlooking the garden area. The dining area is off the living room and gives ample space for a dining table and chairs to seat six people with patio doors to the rear overlooking the garden. The kitchen is accessed from the dining area and is fitted with a good range of base and wall mounted units with contrasting worktop over and integrated appliances include, gas hob, oven and extractor hood. A stainless steel sink and drainer is set below the side facing window. An external door leads to the rear garden.

On the upper floor there are two double bedrooms and one single bedroom. The family bathroom is located at the top of the stairway and has a three piece suite comprising; WC, wash hand basin and bath. Obscure glazed window to the rear. There is a built in cupboard on the landing giving ideal storage for towels etc.

Externally there are gardens to the front and rear with a driveway and garage located to the side of the property.

The front garden is mainly laid to lawn with planted borders and a pathway leading to the front entrance.

The driveway is located to the side of the property is laid with stone chips and paving and gives access to the garage and rear garden.

To the rear the garden has been split between areas laid with lawn, paving and stone chips.

Living Room 4.07 x 4.15m

Dining Room 2.64m x 3.56m

Kitchen 2.32m x 3.54m

Bathroom 1.79m x 1.95m

Bedroom 3.03m x 4.12m

Bedroom 3.04m x 3.52m

Bedroom 2.32m x 3.06m





 **Morison & Smith**
Inc. John R. Muir & Co.
SOLICITORS - NOTARIES - ESTATE AGENTS

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Disclaimer

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