



55 Warnell Drive, Carlisle, CA1 3LR

Guide Price **£160,000**

PFK

55 Warnell Drive

The property:

This immaculately presented three bedroom, semi detached family home offers an exceptional blend of modern style, convenience, and comfort. The property welcomes you with off road parking and a well maintained front garden area for added kerb appeal.

Step inside the inviting hallway, which leads you to a cosy lounge with log burning stove, and to the show stopping open plan kitchen, dining family room, which is truly the heart of the home, boasting a sleek modern kitchen with a stylish breakfast bar, and elegant wooden worktops. There are French doors leading out from the dining area into the spacious rear garden and from the kitchen area you gain access to a useful separate utility room with storage space and separate access doors to the front and rear of the property. The first floor benefits from three bedrooms, and a modern family bathroom.

This impressive family home combines turn key ready living, with stylish finishes throughout, offering an outstanding opportunity for those seeking space, comfort, and modern living.

EXTERNALLY:

Front & rear gardens

Driveway parking

On street parking





Carlisle

The location:

Found in a well established and popular residential area of Carlisle, 55 Warnell Drive offers access to a range of local amenities great for families, who will appreciate the proximity to nearby schools, shops and parks. Commuters benefit from excellent road links, with the the M6 motorway providing fast connections both north and south.

ACCOMMODATION

Entrance Hall

Lounge

10' 4" x 14' 2" (3.16m x 4.33m)

Open Plan Kitchen / Living / Dining

10' 4" x 20' 6" (3.16m x 6.24m)

Utility Room & Storage Room

FIRST FLOOR - Landing

Bedroom 1

11' 7" x 10' 5" (3.53m x 3.18m)

Bedroom 2

10' 5" x 8' 11" (3.17m x 2.73m)

Bedroom 3

9' 1" x 7' 5" (2.76m x 2.25m)

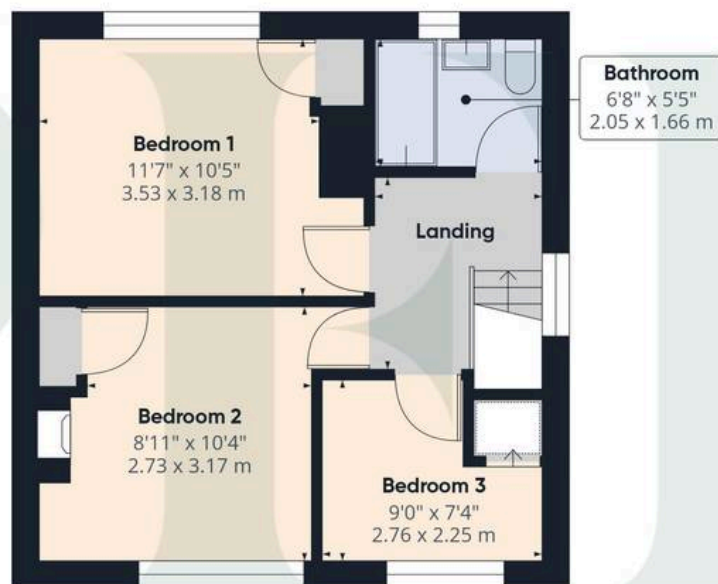
Bathroom

6' 9" x 5' 5" (2.05m x 1.66m)





Floor 0



Floor 1

Approximate total area⁽¹⁾

894 ft²

83 m²

(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

ADDITIONAL INFORMATION

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

Directions

55 Warnell Drive can be located using the postcode CA1 3LR and identified by a PFK For Sale board. Alternatively by using What3Words: [///stored.engage.slug](https://www.what3words.com/engage/slug)

Services

Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout. 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 Fee Disclosure

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