



## 11 Whiteshaw Avenue

, Carlisle, ML8 5DF

**Offers over £155,000**

Rarely available, a semi detached villa set within well-maintained landscaped gardens, situated on the outskirts of Carlisle, yet a short walk to the Town Centre, this deceptively spacious property offers a great level of family accommodation.

Comprising entrance vestibule, lounge with feature fireplace and semi open plan to the dining kitchen with integrated oven gas hob and cooker hood and French Doors overlooking and offering access to the lovely south facing rear garden.

On the upper level are three well proportioned bedrooms, two with fitted wardrobes and shower room.

In addition the property benefits from double-glazing, gas central heating, landscaped gardens, perfect for entertaining, driveway providing ample off street parking and a garage

Internal viewing is strongly advised to appreciate the accommodation on offer here.

Whiteshaw Avenue is situated a few minutes walk from the town centre where all day-to-day requirements can be catered for including all Primary and Secondary schooling, recreational facilities and various public transport links, with the Train Station being a stroll away. For the commuter the nearby M8 and M74 motorway networks allow for fast and easy access to Glasgow, Edinburgh and all points beyond.

EPC D

### Viewing

Please contact our Pomphreys Properties Ltd Office on 01698373365 if you wish to arrange a viewing appointment for this property or require further information.

- Immaculate Semi Detached Villa
- Three Bedrooms
- Driveway and Garage
- Landscaped Gardens to front and rear
- Close to all amenities and transport links
- South Facing Rear Garden





Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.